



## River Yeat House

, Broughton-In-Furness, LA20 6ET

Offers In The Region Of £525,000



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## Offers In The Region Of £525,000



We are delighted to present for sale the charming and substantial River Yeat House—a truly unique country residence nestled in approximately one acre of beautifully landscaped gardens and mature woodland. This delightful property enjoys a peaceful and private setting in the picturesque hamlet of Duddon Bridge, situated on the edge of the renowned Lake District National Park. Surrounded by open countryside with far-reaching views, this location offers a tranquil escape from busy life while remaining close to excellent local amenities and scenic walking routes, making it an ideal choice for those who enjoy the great outdoors. The property lies just over a mile from the attractive market town of Broughton-in-Furness. This historic town provides a strong sense of community and caters well to everyday needs with a selection of traditional shops and services, including a primary school, welcoming pubs, an artisan bakery, a butcher, and a local veterinary practice.

River Yeat House is a generously proportioned home currently configured as a four-bedroom residence, offering great versatility. The layout includes two bathrooms and two fully equipped kitchens, with part of the property arranged as a self-contained apartment. This separate living space includes its own bedroom, kitchen, and bathroom—ideal for multigenerational living, guest accommodation, or potential holiday letting opportunities (subject to necessary consents).

Externally, the house is approached via a spacious driveway providing ample parking for multiple vehicles. The surrounding gardens are a true highlight of the home—thoughtfully landscaped with mature planting, lawned areas, and woodland that enhance the sense of seclusion and natural beauty.

As you approach this charming and spacious property, you are welcomed by a private driveway accessed via an attractive wooden gate. The driveway offers ample off-road parking, comfortably accommodating multiple vehicles, ideal for families or those who enjoy entertaining guests.

Upon entering the home, you step into a grand and inviting hallway that immediately gives a sense of space and elegance. This impressive entrance hall serves as the central hub for the ground floor and leads you to a range of generously sized living areas, the hallways is also large enough to use as a dining room, ideal for hosting family meals.

The main lounge is a warm and welcoming space, beautifully finished with neutral décor and a fitted carpet that adds to the homely atmosphere. A large bay window allows natural light to flood the room, while a wood-burning stove creates a cozy focal point, perfect for relaxing evenings. Patio doors open out to the rear, seamlessly connecting indoor and outdoor living spaces.

The well-appointed kitchen is both practical and stylish, fitted with an good range of units complemented by tiled splashbacks and tiled flooring. It includes a stainless steel sink unit with an inset drainer and mixer tap, as well as integrated appliances such as an oven, hob, extractor hood, washing machine, and dishwasher—offering all the conveniences of modern living.

The ground floor also features a contemporary family bathroom, with a white four-piece suite comprising a WC, washbasin, bathtub, and a separate shower cubicle. Clean white walls and tiled splashbacks give the space a fresh and modern feel.

In addition to the main living spaces, the ground floor benefits from a office/library—and a cozy snug, which could easily be used as a fourth bedroom, depending on your needs.

Ascending the staircase from the hallway to the first floor, you will find two generously proportioned double bedrooms, both carpeted for comfort and offering pleasant views of the surrounding grounds.

A standout feature of this property is the self-contained living area located on the first floor. Perfect for guests, extended family, or even as a potential rental opportunity, this suite includes its own bedroom, a comfortable living space, a fully equipped kitchen, and an additional 3 piece bathroom, ensuring complete privacy and independence.

Outside, the property truly comes into its own with approximately one acre of land included in the title. The grounds are mature and well-established, featuring lush gardens, a variety of trees and shrubs, and ample space for outdoor recreation, gardening, or even the possibility of future extensions (subject to planning permission).

This exceptional property offers a rare combination of generous internal accommodation, flexible living arrangements, and extensive outdoor space, making it a perfect choice for families, multi-generational living, or those seeking a semi-rural lifestyle with room to grow.

### Lounge

21'11" x 14'7" (6.69 x 4.45)

### Hallway/Dining room

20'8" x 11'5" (6.30 x 3.50)

### Office/Library

8'9" x 12'0" (2.67 x 3.66)

### Kitchen

13'8" x 12'3" (4.18 x 3.74)

### Bathroom

### Snug/bedroom

12'3" x 12'5" (3.75 x 3.79)

### Bedroom 1st floor

10'9" x 13'9" (3.30 x 4.20)

### Bedroom 1st floor

10'10" x 13'6" (3.31 x 4.14)

### Sitting room 1st floor

14'0" x 8'4" (4.27 x 2.55)

### Kitchen 1st floor

8'2" x 13'7" (2.50 x 4.15)

### Bathroom 1st floor

### Bedroom 1st floor

7'9" x 9'4" (2.38 x 2.87)



- Scenic location
- 1 acre of land
- New water treatment plant
  - Two kitchens
- Council tax band D
- Private driveway
  - Solar panels
- Four bedrooms
  - Two bathroom
- EPC E





## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		