



Croft House New Street

Broughton-In-Furness, LA20 6JD

Offers In The Region Of £310,000



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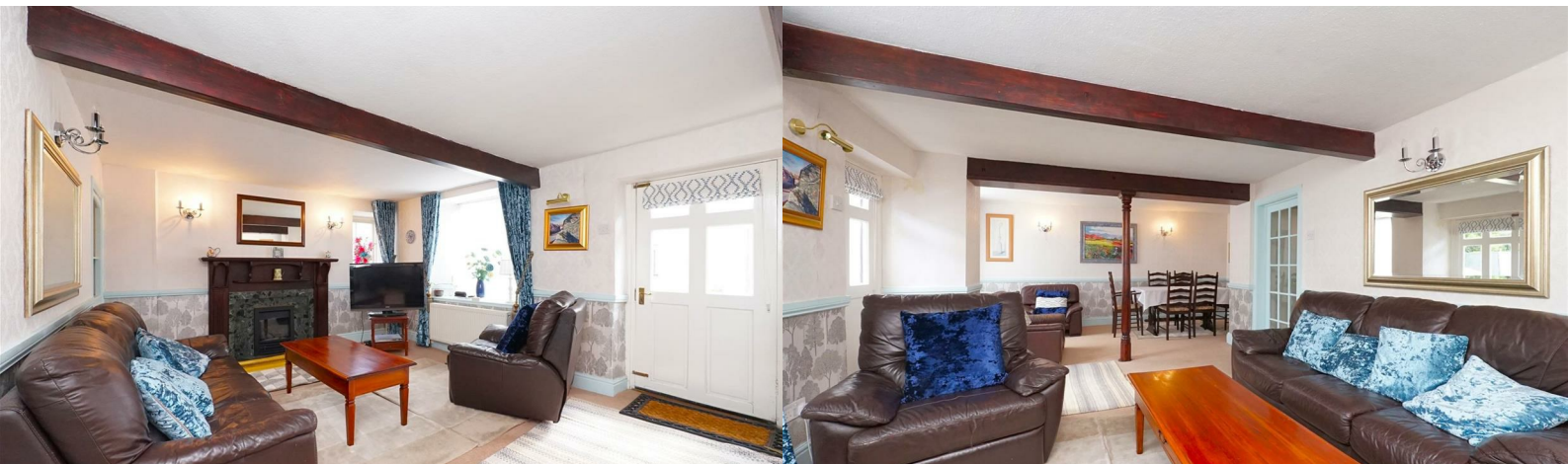
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We are delighted to present Croft House, a charming and beautifully presented cottage situated in the picturesque market village of Broughton-in-Furness, nestled on the edge of the world-renowned Lake District National Park. This idyllic location offers a perfect blend of countryside serenity and accessibility, making it an ideal base for those looking to explore the breathtaking natural beauty and countless walking trails that Cumbria has to offer.

This character-filled property offers versatile and spacious accommodation, comprising four generously sized bedrooms, two well-equipped kitchens, and two bathrooms, making it suitable for a variety of living arrangements – whether you're looking for a multi-generational family home, holiday let investment, or a dual-living setup.

The cottage has been thoughtfully maintained to preserve its period charm, featuring original exposed wooden beams in many of the rooms. These historic details infuse the home with a warm, rustic character. Croft House truly offers a rare opportunity to enjoy traditional countryside living with the convenience of village amenities and the scenic wonders of the Lake District right on your doorstep.

As you arrive at this charming and characterful cottage, you're greeted by a quaint and inviting pathway leading you gently to the front entrance. Upon stepping inside, you're welcomed into a spacious and bright open-plan living and dining area. This generous room boasts three windows that bathe the space in natural light throughout the day, while original exposed beams to the ceiling add a touch of rustic elegance and historic charm. The room is tastefully decorated in neutral tones, complemented by a fitted carpet that adds warmth and comfort underfoot — making it the perfect space to relax or entertain.

Moving through to the kitchen, you'll find a well-appointed and thoughtfully designed culinary space. It features an excellent range of base and wall-mounted units, offering plenty of storage, all topped with a stylish wooden work surface. A tiled splashback adds both practicality and visual interest. Modern integrated appliances include an oven, grill, and hob, as well as a sink unit with a drainer and mixer tap. The kitchen is further enhanced by a breakfast bar area, ideal for casual dining or morning coffee. The cream floor tiles and matching painted walls create a bright and clean aesthetic that complements the overall warmth of the home.

From the main living space, stairs lead you down to a lower ground floor level. Here, you will find two versatile rooms that could be used as a home office, hobby space, or snug. This level also includes a stairway leading back up to the main and upper floors, offering a fluid and flexible layout.

On the first floor, you will discover a generously sized family bathroom, fitted with a classic white three-piece suite comprising a WC, washbasin, and bathtub with an overhead shower attachment. The walls and floor are finished with cream tiling, giving the space a clean, cohesive, and low-maintenance finish. Also on this level is a spacious double bedroom, ideal as the principal bedroom or a comfortable guest room.

On this floor, a self-contained area awaits. This thoughtfully sectioned-off area includes a private kitchen/living space, a modern shower room, and a cozy bedroom. It offers the perfect setup for guests seeking privacy or extended family members who might benefit from their own independent living quarters.

Finally, on the top (second) floor of the property, you'll find two additional well-proportioned bedrooms, each featuring Velux windows that invite in plenty of natural light and provide charming rooftop views. These rooms offer excellent potential for children's bedrooms, home offices, or tranquil creative spaces.

This delightful cottage, with its versatile layout and blend of period features and modern comforts, offers a unique opportunity to enjoy flexible living in a welcoming and character-rich setting.

Living-Dining Room

22'4" x 15'1" (6.822 x 4.602)

Kitchen

13'8" x 11'1" (4.186 x 3.382)

First Floor Landing

11'3" x 4'11" (3.451 x 1.517)

1st floor Bedroom One

12'3" x 10'9" (3.748 x 3.296)

Family Bathroom

8'0" x 6'8" (2.440 x 2.036)

1st floor Living Area

10'10" x 7'3" (3.311 x 2.210)

1st floor Kitchen

6'10" x 6'2" (2.087 x 1.888)

1st floor Bedroom two

11'3" x 9'5" (3.444 x 2.891)

1st floor Shower Room

6'9" x 6'8" (2.063 x 2.037)

Second Floor Landing

10'8" x 6'1" (3.257 x 1.859)

Bedroom three

10'4" x 9'3" (3.158 x 2.834)

Bedroom four

18'5" x 10'5" (5.624 x 3.182)

Sub-terrain Room One

13'8" x 12'0" (4.181 x 3.665)

Sub-terrain Two

13'8" x 12'2" (4.172 x 3.728)



- Adaptable accommodation
- Lake District National Park
 - Set out over 4 floors
 - Council Tax Band E

- 4 Bedrooms, 2 Kitchens, 2 Bathroom
- Original beams throughout
 - Village location
 - EPC E



Road Map



Terrain Map



Floor Plan



Gross internal square footage = Approx 2000 Sq Ft
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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