



Cragg Cottage

Broughton-In-Furness, LA20 6AX

Offers In The Region Of £275,000



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A superb opportunity to acquire a charming Grade II listed cottage, full of character and set within a peaceful hamlet alongside the renowned Blacksmith's Arms gastropub. Just a short drive from the village of Broughton-in-Furness and the popular Lakeland village of Coniston, this delightful property offers a unique countryside retreat within the Lake District National Park.

The cottage, which benefits from gardens to both the front and rear, requires modernising but retains a great deal of charm and period character. It enjoys easy access to the beautiful fells of the South Lakes, making it perfect for walkers and outdoor enthusiasts.

With no upper chain, the cottage presents excellent potential—ideal as a permanent home, a holiday escape, or a peaceful base for home working.

Stepping through the front door from Shuttle Street, you are welcomed into an entrance hall which provides access to both the lounge and dining room.

The lounge is a generous and inviting space, featuring a woodburning stove, beamed ceilings, and access to the staircase and kitchen. The kitchen itself is a traditional galley-style layout, offering scope for modernisation and personalisation.

To the front of the property, the dining room provides a lovely setting for formal dining or could serve equally well as a second sitting room or study.

Upstairs, there are three bedrooms and a family bathroom, each enjoying the charm and character typical of a period cottage.

Overall, this is a delightful property that retains great character and offers excellent potential for updating and improvement.

Entrance Hall

6'0" x 4'8" (1.848 x 1.446)

Living Room

15'8" x 15'2" (4.780 x 4.647)

Kitchen

17'4" x 4'6" (5.296 x 1.388)

Dining/Sitting Room

10'2" x 8'6" (3.100 x 2.603)

Landing

14'1" x 5'7" (4.293 x 1.727)

Bedroom One

15'10" x 10'10" (4.845 x 3.308)

Bedroom Two

11'1" x 7'10" (3.396 x 2.413)

Bedroom Three

10'0" x 9'9" (3.061 x 2.989)

Bathroom

7'4" x 5'9" (2.255 x 1.767)

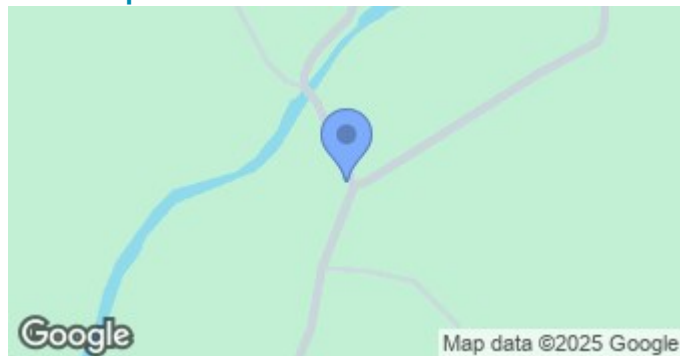


- Exciting Investment Opportunity
 - Short Drive to Amenities
 - Next to the River Lickle
 - Outside/Integral Storage Shed

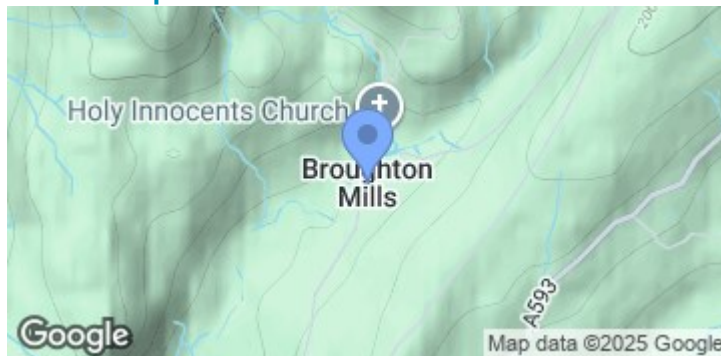
- Picturesque Countryside Views
 - No Upper Chain
 - Grade II Listed
 - Council Tax Band - D



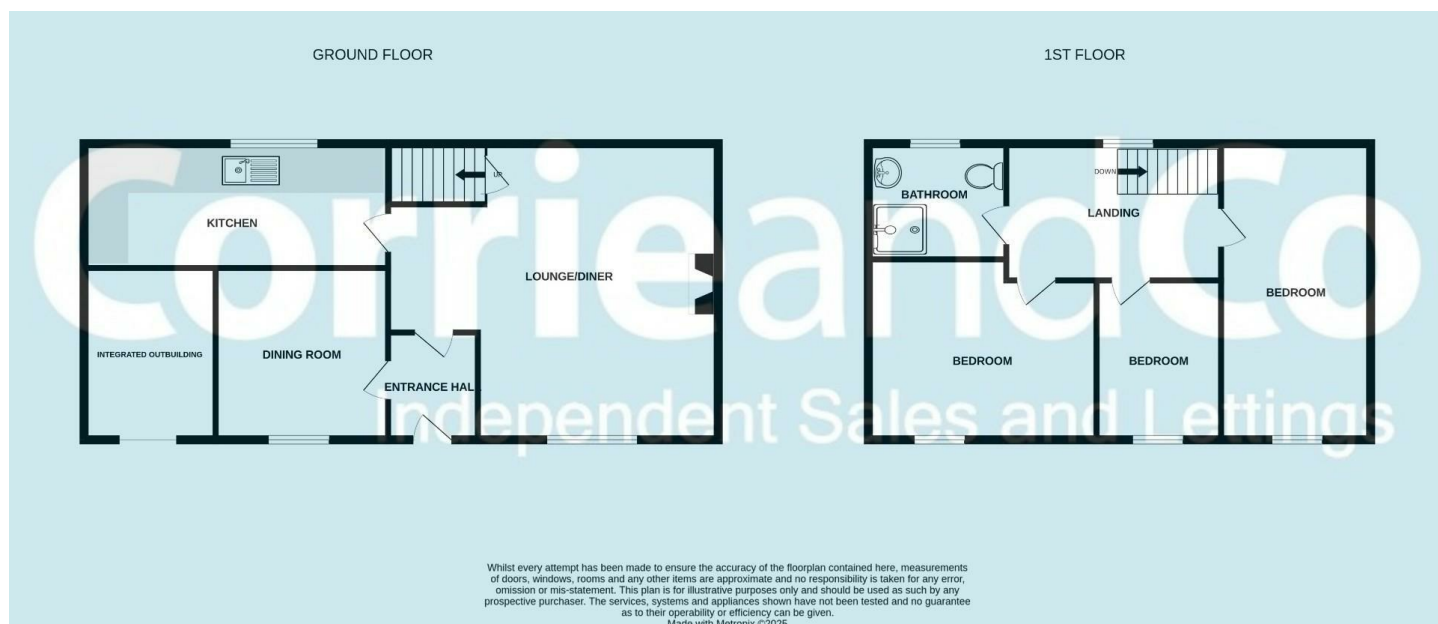
Road Map



Terrain Map



Floor Plan



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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.

