



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



Map data ©2026 Google

Terrain Map



Map data ©2026 Google

Floor Plan



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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	100+
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	