

1 bed apartment to buy in LA11

Field Broughton, Grange-Over-Sands and Parking Space, Cumbria, LA11 6HL

£150,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions
- Ground Floor Apartment
- 1 Bedroom - Modern Kitchen
- Parking Space
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Full of charm and character, this delightful Ground Floor Apartment is located within a beautfiful Grade II listed Manor House and offers a wonderful blend of period features and modern comforts, all set within approximately 4 acres of beautiful private Communal Grounds, including mature Parkland within the Lake District Nation Park.

The spacious dual-aspect Sitting Room enjoys lovely countryside views and features high ceilings and attractive stripped wood flooring, adding to the property's character and appeal. The modern Kitchen is well-appointed with attractive granite work surfaces, creating a stylish and practical space. There is also a double Bedroom with an adjoining Bathroom, together with the added benefit of a pleasant outdoor seating area to the rear and allocated Cellar storage.

Occupying a peaceful rural setting, the property further benefits from allocated Parking. Ideally positioned for enjoying the surrounding countryside, whilst remaining within easy reach of Grange-over-Sands, the popular village of Cartmel and the A590 for onward travel.

Flat 4, is situated on the Ground Floor of Broughton Lodge, an impressive and historic Grade II listed Georgian mansion house located in the small hamlet of Field Broughton on the Cartmel Peninsula. This flat contains many original features and has a lovely spacious feel to it. As you enter through the imposing Shared Entrance of Broughton Lodge into the spacious Shared Hallway with the original grand staircase at one end and the door to Flat 4 on your left. Stepping through this door you enter the Entrance Hall with doors to the left and right. The left-hand door takes you through to the large Open Plan Sitting/Dining Room, a super dual aspect room with a high ceiling, wooden floors and tall wooden windows with shutters overlooking the attractive grounds which adds a trouch of grandeur to the room. The 1790 fireplace with wood burner adds further to the stately feel of this room; 3 radiators with ornamental fret covers and the contemporary lighting adds a modern touch. The Kitchen has a range of attractive wall and base cabinets with complementary work-surface and has a Bosch oven and hob with cooker hood over, integrated washer dryer, fridge, 1½ bowl stainless steel sink, marble floor, part tiled walls and contemporary lighting.

To the right of the Hallway is the Double Bedroom, a well proportioned room with contemporary lighting, marble floor and door to the beautiful communal grounds. Finally a door leads to the En-Suite Bathroom with its classic brass antique fittings on a cream effect bathroom suite, compromising sink, toilet and rolled top bath on legs the Georgan/Victoriana styling is prominent. There is a marble floor, the wooden window has shutters and a large cupboard at one end stores the hot water cylinder, with the LPG gas central heating boiler being situated in a separate cupboard at the other end of the Bathroom. The Bathroom also contains an extractor fan and radiator.

Externally, the property benefits from an outdoor allocated seating area to the rear aspect together with access to the attractive communal grounds which amounts to 4 acres. A Parking space provides additional convenience, whilst an allocated cellar storage area offers valuable additional storage space for everyday living.

Location Field Broughton is a charming, peaceful Hamlet enjoying many open country views and is only a hop, skip and a jump from the historic village of Cartmel which boasts many delights not least the stunning 12th Century Priory, the steeplechase race meetings, award winning eateries including L'Enclume, Public Houses and of course sticky toffee pudding! Fell Cottage is also within an easy commute to the delights and attractions of the inner Lake District - the foot of Lake Windermere a mere 20 minutes by car and a similar distance from Junction 36 of the M6 motorway.

To reach the property from the A590 travelling westwards, take the first exit at the top of 'Lindale Hill' in the direction of Cartmel. At the 'T' junction turn left and follow the road to the crossroads. Bear left and then take the next right in to the driveway of Broughton Lodge. Proceed along the road past the Coach Houses and Parking for Broughton Lodge is on the right hand side.

The purchaser would receive a 1/8 share of the Freehold.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 958

Annual Service Charge Amount: £2,357.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated

Year built: 1790

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

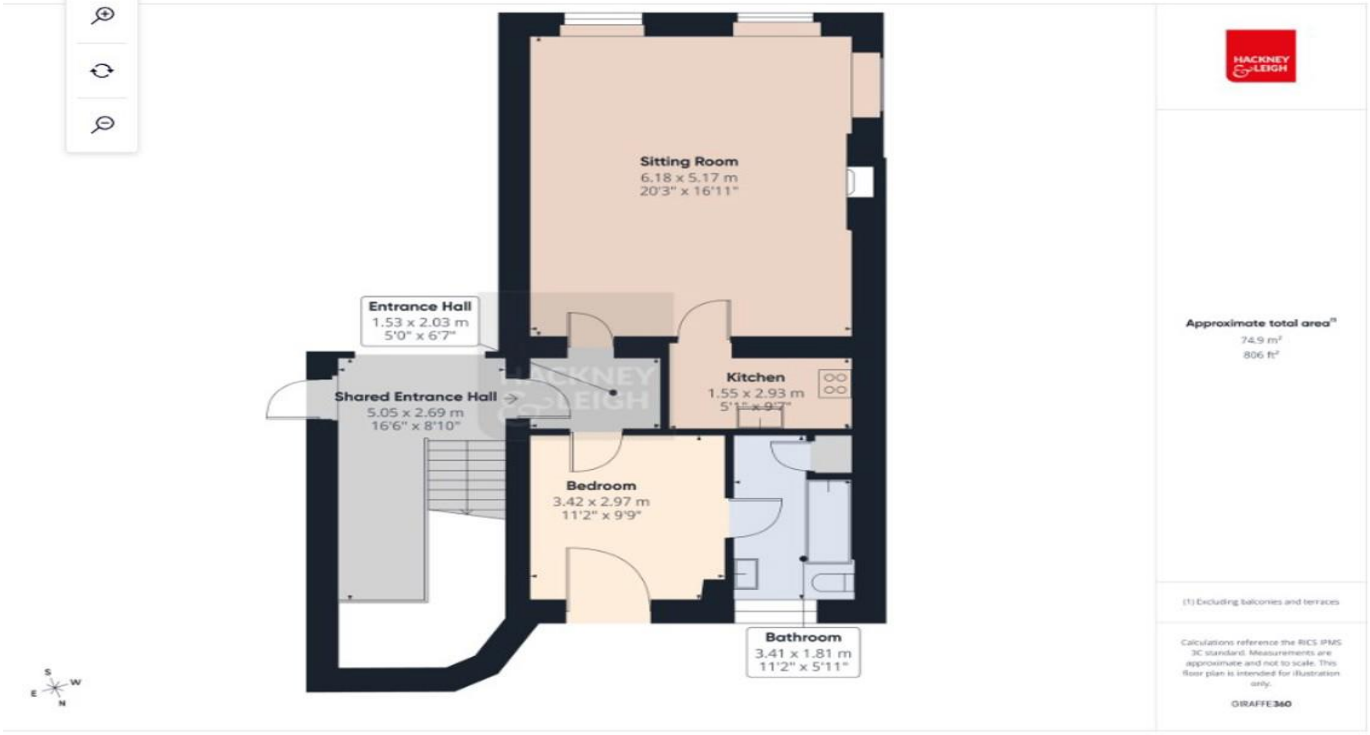
Mobile signal coverage: Good

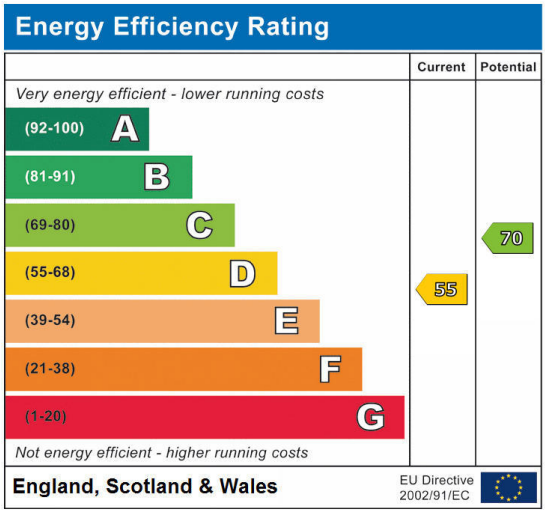
Sitting Room 20' 3" x 16' 11" (6.18m x 5.17m)

Kitchen 9' 7" x 5' 1" (2.93m x 1.55m)

Bedroom 11' 2" x 9' 8" (3.42m x 2.97m)

Bathroom 11' 2" x 5' 11" (3.41m x 1.81m)





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Contact your local branch today for more information on this property:

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