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Sales

5 The Square, Broughton-In-Furness

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Living Room



Living Room



Living Room

£350,000

## 5 The Square, Broughton-in-Furness LA20 6JF

Welcome to 5 The Square. This beautiful three-bedroom property is brimming with character and charm in the very heart of Broughton-In-Furness.

With a country style kitchen diner, utility room, comfortable lounge and stunning sunroom with its own balcony, three double bedrooms, family bathroom and downstairs WC and shower room, this home must be seen. The property would be a perfect home, second home or holiday let.

Entering through the front door, you arrive in the entrance hall on the ground floor which will lead you into a stunning triple-aspect living room. Full of period character, this welcoming space features attractive oak beams and a wood-burning stove with a slate lintel, creating a warm and cosy cottage-style atmosphere, the perfect place to relax after a day walking in the fells.

Taking you up the steps directly from the living room you will find a thoughtfully designed sunroom, flooded with natural light and complete with Velux window and French doors opening onto a private balcony – the perfect spot to relax and enjoy the local surroundings.

Leading to the first floor, you'll discover a beautifully appointed, contemporary family bathroom, thoughtfully designed to combine style and practicality. Featuring a luxurious walk-in rainfall shower, a sleek vanity unit, a full-size bath, WC, and a useful airing cupboard, the space is completed by a charming Victorian-style heated towel rail and an adorable window seat, adding a touch of character and charm to this elegant space.

Also located on the first floor is Bedroom One, a generously proportioned double bedroom offering ample space for a range of freestanding furniture. Full of character, the room features a charming original fireplace with a stone lintel, while the front-facing window enjoys delightful views across the square, creating a bright and inviting retreat.

Continuing to the second floor, you will find two further bedrooms, both featuring characterful exposed beams and charming barn-style doors. The twin bedroom enjoys views to the rear, while the double bedroom overlooks the square, with both rooms offering a good sense of space and individual character.

Moving down to the lower ground floor, you will find the kitchen and dining area, with the property's unique layout offering a wonderful sense of individuality. As you enter the home via the ground floor, the arrangement creates a natural flow through the accommodation, with each level offering its own distinct appeal.



Sunroom



Sunroom



Balcony



Bedroom 1



Bedroom 2

Making excellent use of the space beneath the stairs, the current owners have thoughtfully created a practical boot room, providing the ideal spot for storing muddy boots, outdoor clothing, and coats after enjoying walks across the surrounding fells.

Stepping into the beamed, country-style kitchen is a sheer delight, with a wonderful combination of base units and freestanding furniture, a traditional Belfast sink, and original



Bathroom

stone features alongside a slate-style tiled floor, which together create a real wow factor.

The adjoining dining area provides a superb space for enjoying meals with friends and family, while taking in the warmth and charm this room naturally offers. Pretty French doors open onto the external staircase, which leads directly up to the main street. As well as providing a practical access point, this clever feature allows natural light to flood into the room,

enhancing the space and creating a bright and welcoming atmosphere.

Continuing through the kitchen, you will find a spacious utility room, which can also be accessed via a useful rear entrance. Featuring a traditional Belfast sink, the room provides ample space for both a washing machine and tumble dryer. Adjoining the utility room is a well-appointed shower room, offering additional flexibility and practicality for modern family living.



Bedroom 3

5 The Square is a truly unique home, offering a wonderful blend of period features, thoughtful improvements, and a layout full of individuality. With its inviting reception spaces, well-designed accommodation, and practical additions for everyday living, this charming property provides a rare opportunity to enjoy village life in the heart of Broughton-in-Furness, with the surrounding fells and local amenities close at hand.

**Location** Broughton in Furness is a charming market town

with a rich history and a rural feel. The town has a picturesque Georgian market square and its obelisk is the focus of the town. The old railway to Coniston closed in 1958. The nearest Railway Station is in Foxfield is approx 1.4 miles away and connects to the national rail network. Broughton in Furness is situated within the National Park on the Duddon Estuary, making it an ideal base for visiting the Lake District and the coast. The town still has a Post Office, General Store, Butchers, Bakers, Café and 3 Pubs, a Petrol Station, Vets and



Kitchen



Kitchen

Doctors Surgery, various leisure opportunities and a Primary School including a Nursery.

Scenic walks can be found from the doorstep: from local rambles around the grounds of Broughton Tower, to longer circular walks on the Duddon Mosses or to Little Stickle and more demanding countryside. Broughton in Furness is a perfect destination for anyone who loves history, nature, space, tranquility - It remains an unspoilt Cumbrian Town.

### Accommodation (with approximate dimensions)

Utility Room 8' 7" x 9' 8" (2.62m x 2.95m)

Kitchen / Diner 14' 7" x 25' 7" (4.44m x 7.8m)

Shower Room 3' 2" x 12' 4" (0.97m x 3.76m)

Living Room 11' 4" x 26' 0" (3.45m x 7.92m)

Sunroom 8' 7" x 9' 7" (2.62m x 2.92m)

Bedroom 1 15' 5" x 13' 2" (4.7m x 4.01m)

Bedroom 2 15' 6" x 13' 1" (4.72m x 3.99m)

Bedroom 3 9' 5" x 12' 5" (2.87m x 3.78m)

Bathroom 9' 3" x 12' 4" (2.82m x 3.76m)

### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Gas central heating, mains water & main electricity

**Broadband** Ultrafast Broadband Available

**Mobile Services**

**Council Tax Band** Westmorland and Furness District Council  
Band D

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3words** ///goofy.wardrobe.coast

**Viewings** Strictly by appointment with Hackney & Leigh.



Dining Room

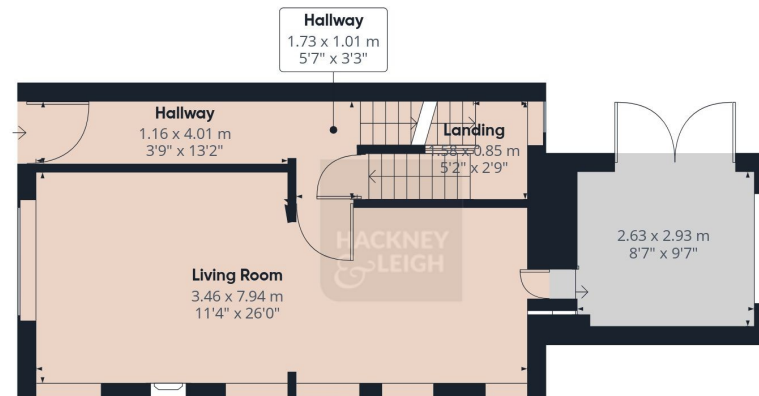


Dining Room

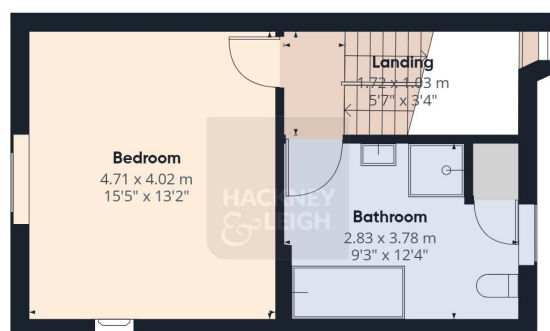




Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

155.5 m<sup>2</sup>

1675 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Meet the Team

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**Directions** From the M6 to 5 The Square, Broughton-in-Furness, LA20 6JF, the usual route is via M6 Junction 36: Leave the M6 at Junction 36 and take the A590 towards Barrow-in-Furness / Western Lakes. Continue on the A590 through the Lake District countryside, passing Newby Bridge. At Greenodd Roundabout, take the exit onto the A5092 signposted Broughton-in-Furness / Millom / Whitehaven. Follow the A5092 for about 10 miles towards Broughton-in-Furness (the road later becomes the A595). Follow signs into Broughton-in-Furness and enter the village centre. Continue to The Square - No. 5 The Square, LA20 6JF is on the village square.

**Anti Money Laundering** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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