



Herdwick House, Field Broughton

£900,000



## Herdwick House

### Field Broughton

A stunning detached family bungalow located in a lovely countryside setting on the outskirts of Grange-over-Sands. The property has easy access to local town amenities, road links to the M6 Motorway, Lake District National Park and the Yorkshire Dales.

This stunning detached bungalow presents a rare opportunity to acquire a beautifully renovated property, set within half an acre of land in a tranquil setting. The interior which has been renovated to a high standard within the last 3 years boasts many features including Herdwick Sheep Carpets in all the bedrooms, underfloor heating in all the rooms that have slate flooring, Italian porcelain tiles, Biomass boiler, Wooden oak flooring and much more.

Upon entering you will find the entrance hall which also has access to the plant room to the left and the fantastic open plan living area to the right which has everything you need from a modern kitchen which houses a fantastic central island, integrated appliances such as a wine fridge, dishwasher, oven and an electric Aga. All the cabinetry is solid Ash which adds a real touch of class to the kitchen area. A pellet fire can be found to the rear where you and the family can relax and enjoy the heat in the colder months.

The living room can be found off to the left where you have far reaching views through the patio sliding doors, wooden Oak flooring and the lantern roof with UV filters which then floors the room with light. The sun room is another perfect place to relax in as it also gives stunning views out to the rear.

The property offers three double bedrooms, each with its own ensuite bathroom, providing luxurious accommodation for residents and guests alike. The south-facing garden provides breath-taking views and a perfect spot for outdoor relaxation.

## SERVICES

Mains electric, biomass boiler, underfloor heating in parts of the property, mains water, private drainage

## EPC RATING E

## COUNCIL TAX CURRENTLY BAND F

## TENURE:FREEHOLD

## DIRECTIONS

Follow the Lindale Bypass through High Newton and take the High Newton exit on the left onto Oak Bank Lane. Take the next right onto Peace Close Lane, follow the road down and then take a right onto Four Lane ends followed by another right at the T Junction onto Back Lane. Take the next left onto Seadle Lane and follow the road to the very end keeping the the left where you will see a sign for Herdwick House. Follow it round to the left where you will find Herdwick House.

**WHAT3WORDS:**worth.romp.innovate

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- Charming detached bungalow set in a peaceful countryside location
- High quality solid ash kitchen with central island and integrated appliances
- Spacious open plan living area ideal for modern living and entertaining
- Separate living room with wood pellet stove, flooded with natural light and enjoying far reaching views
- Bright sun room offering a relaxing space with excellent natural light
- Three double bedrooms, all with en-suite bathrooms, master bedroom with fitted wardrobes
- Contemporary interiors with oak flooring, Italian porcelain tiles and underfloor heating
- Fully equipped detached home office with power, WiFi and heating
- Generous plot of approximately half an acre with south-facing garden with lawns, shrubs, vegetable patch and patio seating area
- Ample driveway parking and excellent access to the Lake District National Park





## GROUND FLOOR

### ENTRANCE HALL

9' 6" x 5' 5" (2.90m x 1.65m)

### PLANT ROOM

9' 6" x 5' 1" (2.90m x 1.55m)

### KITCHEN LIVING AREA

31' 9" x 17' 2" (9.69m x 5.24m)

### LIVING ROOM

19' 7" x 18' 2" (5.96m x 5.53m)

### SUN ROOM

17' 2" x 11' 6" (5.23m x 3.50m)

### PORCH

5' 10" x 4' 7" (1.79m x 1.40m)

### INNER HALLWAY

15' 8" x 4' 9" (4.78m x 1.45m)

### BEDROOM

15' 2" x 13' 9" (4.63m x 4.19m)

### EN-SUITE

9' 8" x 5' 5" (2.95m x 1.64m)

### BEDROOM

13' 3" x 9' 10" (4.04m x 3.00m)

### EN-SUITE

5' 11" x 4' 3" (1.80m x 1.29m)

### BEDROOM

9' 11" x 9' 11" (3.02m x 3.02m)

### EN-SUITE

9' 3" x 5' 8" (2.83m x 1.72m)

### UTILITY ROOM

6' 6" x 5' 7" (1.97m x 1.70m)

### CLOAKROOM

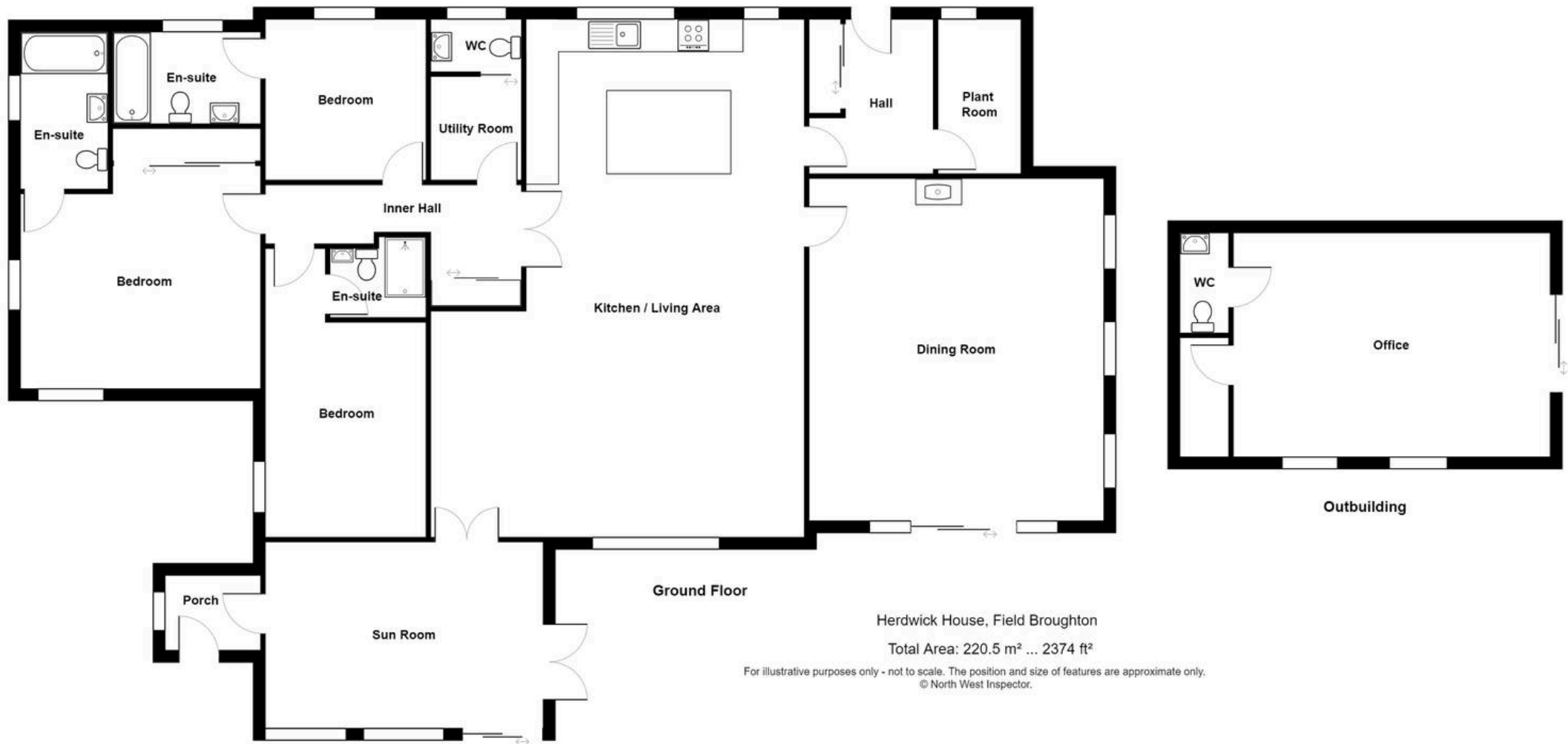
5' 7" x 3' 3" (1.69m x 0.98m)











# THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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