



Flat 5, Broughton Lodge, Field Broughton
£285,000





Flat 5

Broughton Lodge, Grange-Over-Sands

Set in a peaceful location in Field Broughton, Grange-over-Sands, this charming apartment in a converted 1800s Georgian manor house blends character with countryside living. The village offers a tranquil setting yet is within easy reach of local amenities and Michelin-star restaurants. This property has been reduced for a quick sale and has no onward chain.

Downstairs, the kitchen is equipped with an electric hob, twin ovens, and fridge. There is a separate fridge freezer under the stairs too. The spacious drawing room features an elegant arched doorway, two windows flooding the space with natural light and offering views across the surrounding fields.

Upstairs, there are two double bedrooms and a versatile vestibule space. The bathroom has a four piece suite, complemented by a separate WC. The loft provides full boarding for additional storage.

Outside, residents enjoy several acres of communal gardens with mature trees, plus designated cellar storage and off-street parking at the sides. The apartment is set within a friendly, long-standing community, making this a welcoming home in a serene countryside environment.

- No chain Georgian manor house apartment, in a charming 1800s converted building
- Kitchen with electric hob, twin ovens, and fridge
- Spacious drawing room, perfect for relaxing or entertaining
- Two double bedrooms plus additional versatile vestibule space
- Bathroom with four-piece suite and separate WC
- Loft space with full boarding, ideal for storage
- Designated cellar room accessible via rear steps, plus communal storage areas
- Stunning views across the surrounding countryside
- Off-street parking available
- Excellent location, within 30-minute walk of three Michelin-star restaurants: L'Enclume, Hesketh, and Rogan & Co.

From the Lindale bypass, take the exit towards Cartmel, then turn left onto Cartmel Lane. Continue onto Old Town Hill, then follow onto The Level. Turn left onto Green Lane, then take the first right into the development. We recommend using What3Words:

[///boarding.tripped.indulges](https://www.what3words.com/boarding.tripped.indulges).

SERVICES

LPG central heating, Septic tank, mains water, mains electric

EPC RATING E

COUNCIL TAX BAND currently Band E

TENURE: LEASEHOLD





KITCHEN

10' 1" x 9' 8" (3.08m x 2.94m)

LIVING ROOM

20' 4" x 16' 10" (6.19m x 5.12m)

HALLWAY

10' 8" x 5' 10" (3.26m x 1.79m)

HALLWAY

16' 10" x 6' 2" (5.12m x 1.88m)

LANDING

14' 9" x 5' 11" (4.50m x 1.81m)

WC

7' 11" x 3' 4" (2.41m x 1.01m)

BEDROOM

20' 1" x 17' 0" (6.11m x 5.17m)

BEDROOM

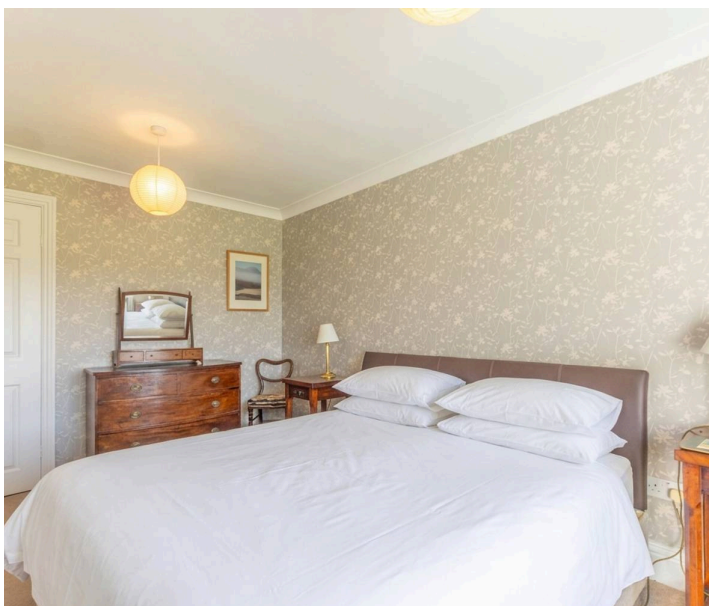
13' 4" x 9' 6" (4.07m x 2.89m)

BATHROOM

10' 2" x 5' 8" (3.11m x 1.73m)

ROOM

9' 0" x 6' 2" (2.74m x 1.89m)



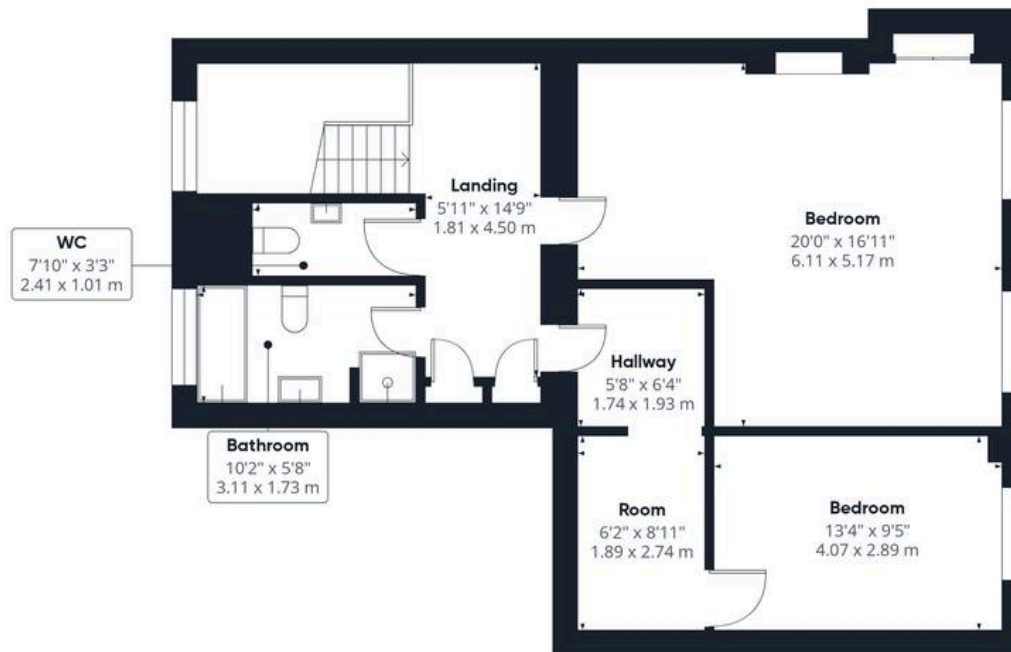
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1327 ft²

123.2 m²

Reduced headroom

16 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



THW Estate Agents

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