



Flat 4, Broughton Lodge, Field Broughton  
£200,000



## Flat 4

Broughton Lodge, Grange-Over-Sands

Occupying a delightful rural setting with attractive views across the surrounding countryside, this ground floor apartment offers spacious accommodation, character features and access to attractive communal grounds. Situated within the Broughton Lodge development, the property enjoys a peaceful position whilst remaining conveniently placed for access to Grange-over-Sands, Cartmel and the A590. The accommodation centres around an impressive dual aspect sitting room, where large windows create a bright and welcoming environment while making the most of the outlook across the grounds and surrounding countryside. High ceilings, with an original 1790 Carrara and Sienna Marble fireplace and period details add to the character of the apartment, creating a wonderful sense of space throughout. A separate kitchen sits at the heart of the apartment, positioned conveniently between the living accommodation and bedroom.

The apartment offers a double bedroom together with a bathroom. The layout is comfortable and well proportioned, providing an appealing home suited to a variety of buyers.

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

Combining character accommodation, attractive surroundings and a desirable rural setting, this is an excellent opportunity to acquire a charming apartment conveniently positioned for the amenities of Grange-over-Sands, the attractions of Cartmel and excellent road links via the A590.

- Characterful ground floor apartment
- Spacious dual aspect sitting room with countryside views
- Separate kitchen
- Double bedroom with adjoining bathroom
- High ceilings and period features such as stripped wood flooring in the living room
- Outdoor seating area to the rear
- Allocated cellar storage space
- Set in 4 acres of private communal grounds including mature parkland
- Rural setting with countryside views and allocated parking space
- Peaceful rural setting with easy access to Grange-over-Sands, Cartmel and the A590

WHAT3WORDS:///thinnest.visitors.bibs

#### SERVICES

Mains electric, LPG, mains water, mains drainage

#### EPC RATING D

COUNIL TAX BAND currently Band C

TENURE: LEASEHOLD





## ENTRY

6' 7" x 5' 0" (2.01m x 1.53m)

## LIVING ROOM

20' 4" x 16' 11" (6.19m x 5.16m)

Original stripped and varnished flooring, high ceilings, south facing, Georgian shutters for greatly increased insulation.

## KITCHEN

9' 8" x 5' 1" (2.94m x 1.55m)

Granite worktops, solid brass hardware, and marble floor.

## BEDROOM

11' 2" x 9' 9" (3.41m x 2.96m)

High ceilings, marble flooring.

## BATHROOM

11' 1" x 5' 10" (3.38m x 1.78m)

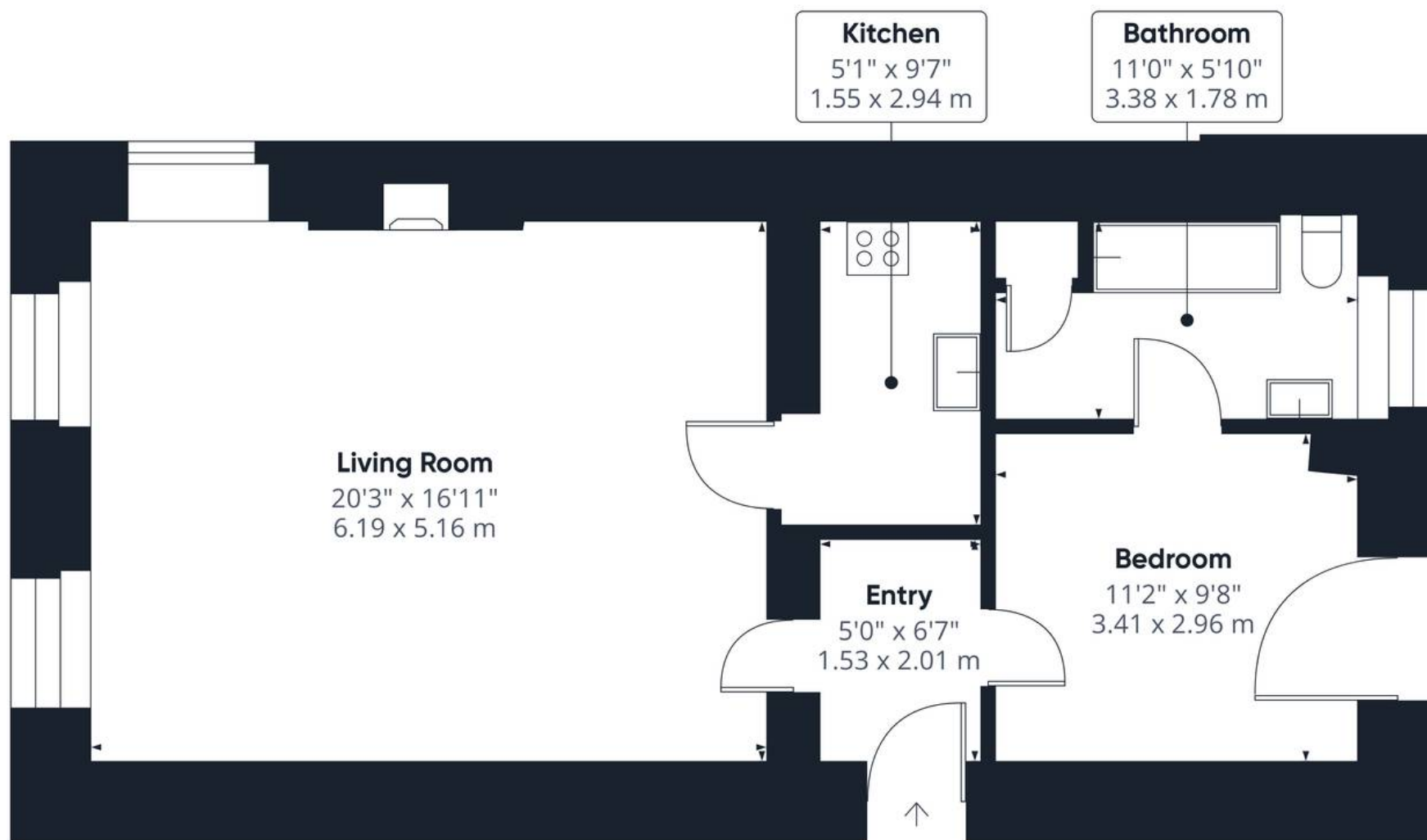
Cast Iron bath, marble flooring

## IDENTIFICATION CHECKS

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

622 ft<sup>2</sup>

57.8 m<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.

GIRAFFE360





## THW Estate Agents

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