



Seatle | Field Broughton | Grange-Over-Sands | LA11 6HT

Asking Price £895,000



david britton
ESTATES

Key features

- Around 2165 sq.ft of living accommodation
- Panoramic views across open countryside
- Immaculately presented detached bungalow
- Extensively renovated to a luxurious standard
- Private plot in a small hamlet
- Detached 325 sq.ft Studio with flexible use options
- Impressive open plan living/dining/kitchen
- Lounge with sliding doors to rear garden
- Garden room
- Three Double bedrooms, all with ensuite

Description

Sitting in an elevated and desirable setting, this stunning detached bungalow offers around 2165 sqft of immaculately presented accommodation which has been fully renovated and extended in recent years to create a wonderful flexible use and energy efficient home. Completed to a luxurious standard, internally this home has a fabulous mix of traditional and contemporary finishes with a bespoke handmade Ash kitchen, lounge with impressive lantern roof window, a magnificent open plan living/dining/kitchen and an additional garden room. Almost all of the rooms in this home enjoy south-facing windows perfectly framing the views across open countryside. A truly spectacular outlook!

The single-story accommodation briefly comprises of a large open plan kitchen/living/dining room with extensive island unit, lounge, and garden room, utility & separate WC, three double bedrooms all with stylish ensuite facilities and ample storage space throughout. In addition to this there is a detached 325 sqft. studio/home office with internal WC, in the garden which is ideal for those looking for a working from home space, art studio, storage space or perhaps as an extension to the main living accommodation or for income potential, subject to the relevant planning consents. Externally there is ample parking for a number of vehicles, a private garden with lawns, vegetable garden/orchard and a beautiful terrace area to the rear, overlooking the open countryside. This is a large plot of around 0.4 acres with two access points into the garden space. The hamlet of Seattle has just 9 properties. It is just a short drive from Kendal and the villages of Newby Bridge & Cartmel and sits in the Lake District National Park, this home is in an accessible yet secluded location and a viewing is highly recommended.

*** A South Lakeland wide local occupancy restriction applies to this property. This would only exclude retired persons relocating to the area

Directions





Floor plans



Approximate Gross Internal Area = 201.1 sq m / 2165 sq ft
 Studio = 30.2 sq m / 325 sq ft
 Total = 231.3 sq m / 2490 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1008913)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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