



**Cottage, attached stone barn and rear garden with useful outbuildings**

**BRIDGE COTTAGE**  
**Broughton Mills**  
**Broughton-in-Furness**  
**Cumbria**  
**LA20 6AY**  
**Guide Price £375,000**

A pleasant and highly desirable 2-bedroom cottage in an idyllic and sought-after location, situated within the beautiful countryside of the Lake District.

The property is sold freehold with vacant possession. No chain delay.

*Ref RCB.*

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

## Description

**Bridge Cottage** is a traditional stone and slate-built cottage with rendered external finish, with a gross internal area of 65m<sup>2</sup>. The cottage benefits from uPVC double glazing, mains electric and a spring water supply. Fibre Optic internet connection. Foul drainage is to a modern 'Kingspan' sewage treatment plant. Electric hot water heaters and solid fuel stove for is used for heating the home. The accommodation comprises a living/dining room, sitting room, downstairs bathroom with shower, kitchen, with two bedrooms upstairs. Attached to the cottage is a stone barn which has development potential to become further residential accommodation associated with the existing cottage, or even its own self-contained unit subject to the relevant planning consents. See further detail below:

### Ground Floor Accommodation

**Kitchen** 3m x 2.8m



**Living/Dining Room 4.7m x 3.3m with multi fuel stove**



**Sitting Room 2.5m x 4.7m**

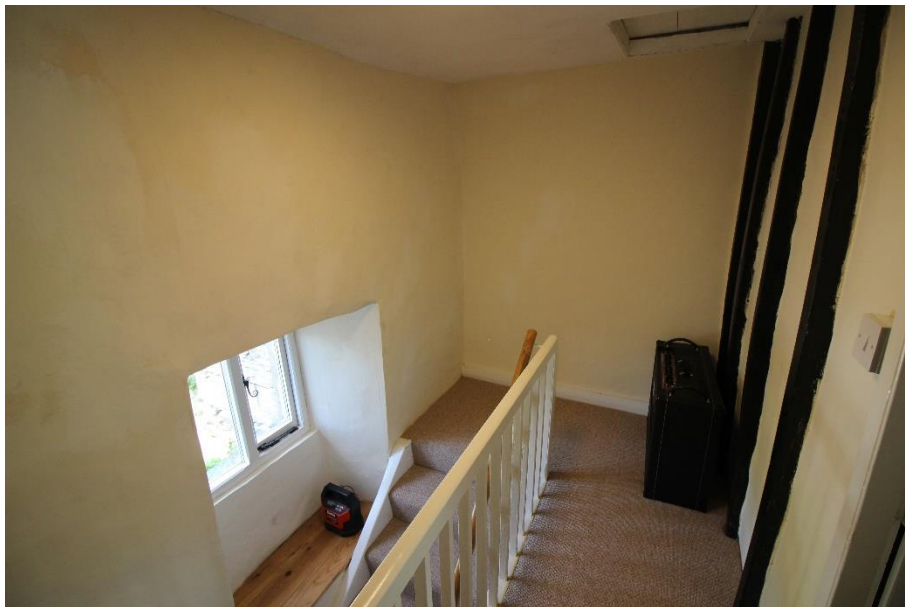


**House Bathroom** 1.9m x 1.3m walk in electric power shower, wash basin and toilet.



**First Floor Accommodation**

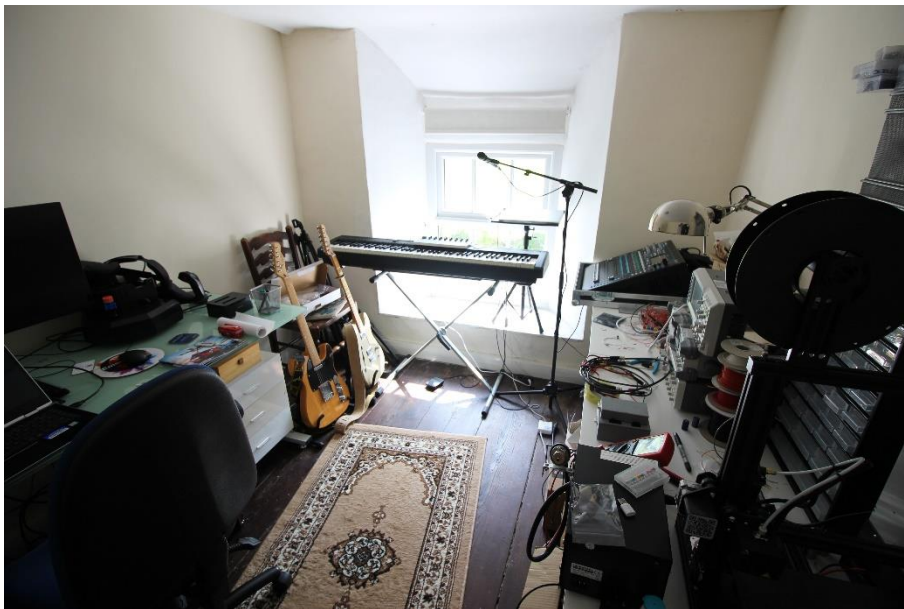
**Landing** 1.9m x 1.3m



**Bedroom One 2.5m x 3.0m**



**Bedroom Two 2.7m x 4.7m**



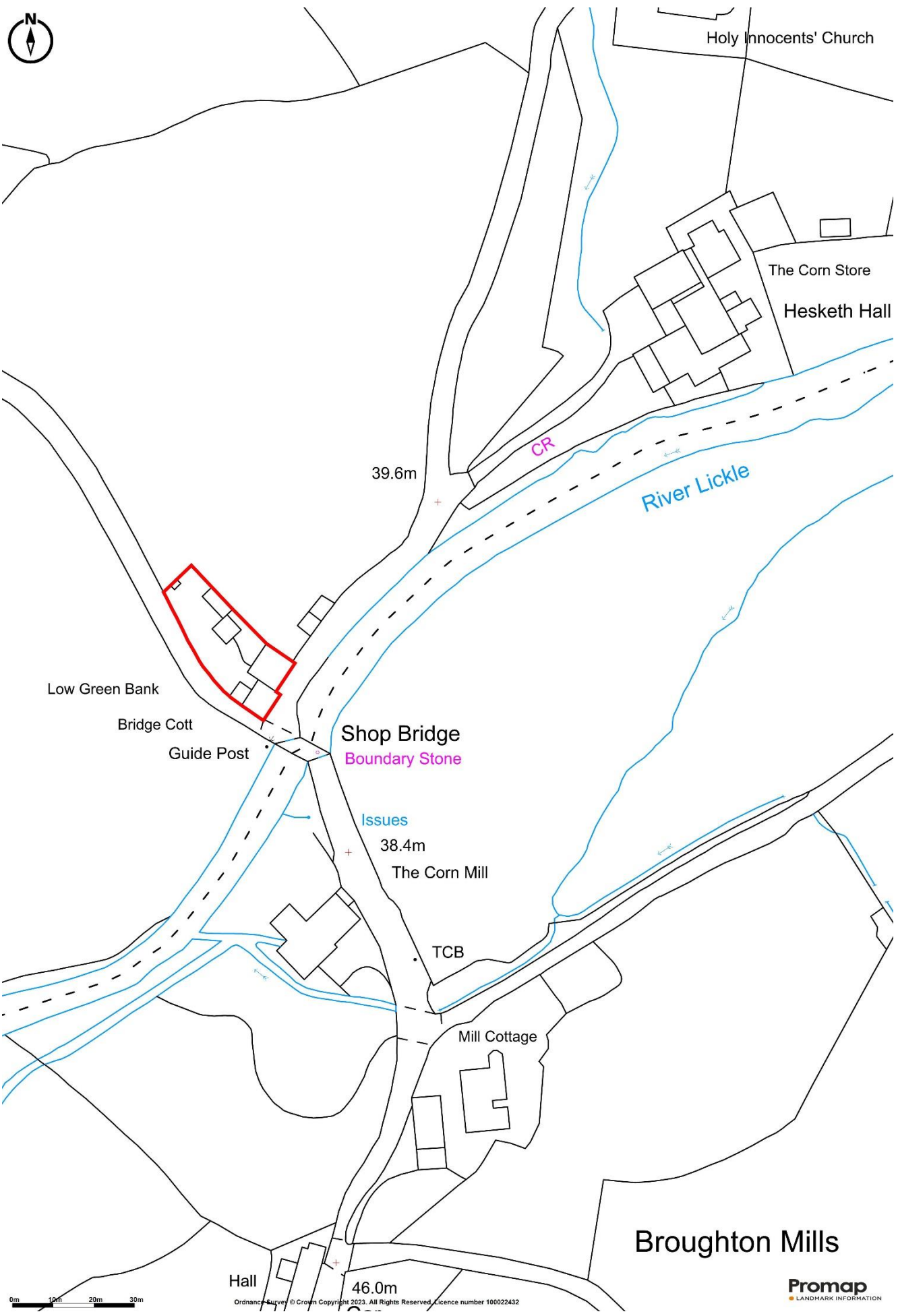
**External**

Includes Garden and off street car parking, stone-built Garage (5.0m x 5.8m), small stone-built outhouse and static caravan.



**Barn** (7.8m x 4.8m two storey, plus 2.3m x 7.8m single storey) stone built with a blue slate roof attached to the cottage. Potential to develop/convert the barn into suitable alternative uses subject to the relevant planning consent.

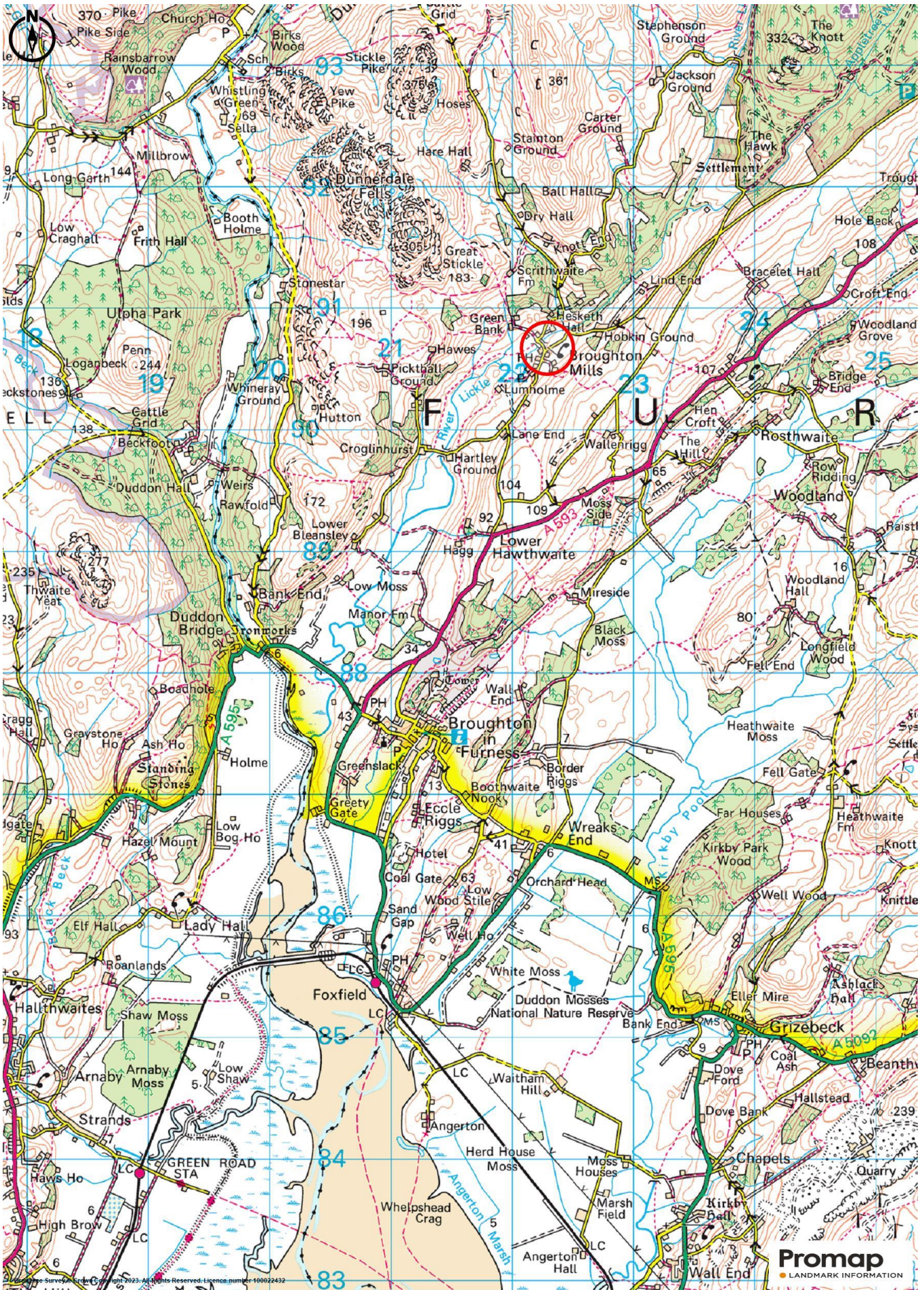




# Broughton Mills

**Promap**  
LANDMARK INFORMATION





## GENERAL REMARKS AND STIPULATIONS

### **Situation.**

Bridge Cottage is situated within the hamlet of Broughton Mills at Shop Bridge, occupying a corner site facing the River Lickle with access directly off the metalled road as shown on the enclosed plan.

### **Local and Service Authorities**

Westmorland and Furness Council, formerly; Lake District National Park, Kendal, LA9 7RL (Tel: 01539 724555)

### **Viewing**

The property may be inspected by appointment through the Selling Agents Richard Turner and Son, Clitheroe - Telephone: 01200 441351.

Subject to the level of interest in the property viewing days may be undertaken by us the selling agents on behalf of the vendor, whereby on a prearranged day the prospective purchaser will be given a time slot to view the property. Any interested parties will be informed of such an arrangement once the property has been advertised for a reasonable period and prior to the tender deadline.

### **Particulars of Sale**

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of, any offer or contract and all Statements made herein are made without responsibility on the part of the Selling Agents or the Vendor. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner and Son nor any person in their employment has any authority to make or give any warranty to the Land and Property

### **Sale Particulars and Plans**

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Selling Agents. Such Plans and Quantities and these Particulars are believed to be correct but any error or omission or misstatement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

### **Walls Hedges and Fences**

The Purchaser will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser of the land with a "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition.

### **Tenure and Possession**

The Property is Freehold and Vacant Possession will be given on Completion.

### **Town Planning and Local Land Charges**

So far as the Vendor is aware the present use of the Property is in accordance with the Town and Country Planning Acts. No requisition shall be raised regarding the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information regarding the Town and Country Planning.

The property is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

### **Rights and Easements**

The Property is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way (footpaths), all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

### **Overhead Electricity and Telephone Lines and Underground Cables.**

The Purchaser of the Property shall take it subject to such wayleaves as effects the same.

### **Fixtures and Fittings**

The Fixtures and Fittings are excluded from the sale unless they are expressly stated as being included.

### **Reservation of sale**

The Vendor reserves the right to sell the whole property or any part of it before the Informal Tender Deadline.

### **Conditions of Sale**

None

### **Money Laundering Regulations**

Prospective buyers should be aware that if they submit a tender for the property, it is required that they provide documents in relation to money laundering regulations. These must be in the form of photographic identification (i.e., driving license or passport, and a utility bill showing the potential purchaser's address).

These can be provided in the following ways:

- Bring original documents to copy into Richard Turner & Son Sawley office; or
- Post original documents to copy to be copied and returned; or
- Post a certified copy via your solicitor.

Proof of funds will be required with any tender made.

*Sales Particulars prepared on: 20/06/2023 by RCB*

*File Ref: RTS/Eastham/3428-Saw/RCB*



# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803

Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: bentham@rturner.co.uk

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: kendal@rturner.co.uk



#### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.