



Field Broughton, Grange-over-Sands, Cumbria, LA11 6HL

Offers in the Region of £450,000





Field Broughton, Grange-over-Sands,
Cumbria, LA11 6HL

OIRO £450,000



2 Bedrooms



1 Bathroom



2.67 Acres

-
- Delightful lakeland barn conversion.
 - Extensive outbuildings and storage.
 - Grounds extending to 2.67 acres of garden, paddock and woodland.
 - High sought after location on edge of Lake District National Park.
 - Subject to local occupancy condition.
 - Excellent accessibility and connectivity.





Occupying an enviable position within the sought-after village of Field Broughton, Egg Pudding Stone is a charming country property offering an increasingly rare combination of a beautifully converted stone barn, substantial outbuildings and generous grounds extending to approximately 2.67 acres. Surrounded by mature trees and established gardens, the property enjoys a peaceful and private setting whilst remaining conveniently placed for the amenities of Grange-over-Sands, Cartmel and the wider South Lakes



Field Broughton remains one of South Cumbria's most desirable villages, perfectly positioned between the historic village of Cartmel and town of Grange-over-Sands. The surrounding area offers an outstanding range of leisure opportunities, from walking and cycling through the Lake District National Park to sailing on Windermere and exploring the spectacular Cumbrian coastline. Excellent road links via the A590 provide convenient access to Junction 36 of the M6, making the property equally suited as a permanent residence, second home or countryside retreat



Constructed in traditional Lakeland stone beneath a slate roof, this characterful single-storey barn conversion perfectly balances rustic charm with practical accommodation. A private driveway leads through the attractive grounds to the property, where the beautiful stone elevations and mature surroundings immediately create a warm and welcoming first impression.



The house has been sympathetically converted from its former life as an agricultural building to provide comfortable accommodation whilst retaining much of its original character and appeal. The house is centred around a welcoming dining area which flows into the fitted kitchen at one side, creating a sociable living space ideal for everyday family life. Beyond, a separate family room enjoys an abundance of natural light and opens directly onto the attractive stone flagged courtyard, providing a seamless connection between the indoor and outdoor spaces. For those winter months this area is set around a cosy wood burning stove





The accommodation extends to two well-proportioned double bedrooms. The principal bedroom offers generous proportions and enjoys peaceful views over the surrounding grounds, whilst the second bedroom provides equally comfortable accommodation for family or guests. A well-appointed family bathroom completes the internal layout, resulting in a home that is both practical and beautifully presented.



A particular feature of Egg Pudding Stone is the substantial detached outbuilding building which extends to approximately 1,663 square feet. Offering exceptional versatility, the building currently provides a self-contained area alongside an impressive range of storage accommodation. The principal storage area is complemented by additional stores and ancillary rooms, making the building ideally suited for workshop space, secure storage, hobbies, collections or a variety of business and lifestyle uses. Equally, purchasers may wish to investigate further opportunities for adaptation or development, subject to the necessary planning consents.





Externally, the grounds are one of the property's defining features. Extending to approximately 2.67 acres, they provide an attractive blend of landscaped gardens, mature woodland and open land.

The beautifully maintained gardens are set mainly at the rear of the property and provide lawns, mature planting and a superb stone-flagged terrace that enjoys an ideal aspect for outdoor dining and entertaining. Beyond, the adjoining 0.78 acre woodland creates a peaceful natural space, rich in wildlife and offering wonderful seasonal colour throughout the year. The additional parcel of land and vegetable garden provide excellent opportunities for those wishing to embrace a more self-sufficient lifestyle, whether through growing produce, keeping livestock or simply enjoying the freedom that such generous grounds provide.



Beyond the gardens lies a further parcel of land extending to approximately 0.57 acres, situated at the northern boundary of the holding. Together with the established vegetable garden, this additional land offers excellent scope for those seeking a more self-sufficient lifestyle, whether through growing produce, keeping some livestock or simply enjoying additional outdoor space.

Rarely do properties combine such a charming home with extensive outbuildings and generous grounds. Whether seeking a peaceful family home, a lifestyle property with workspace, or a unique opportunity with future potential, Egg Pudding Stone offers an exceptional proposition in one of Cumbria's most attractive locations.

General Remarks

Services : Mains electricity and mains water is available and connected. Drainage is via a private shared system which we believe complies with the general binding regulations but purchasers must satisfy themselves as to the accuracy of this. Heating is via a combination of electric radiators and a solid fuel stove with back boiler.

Please note : Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking : On site.

Construction Type : Detached, Stone construction with a slate roof.

Local Authority : Westmorland and Furness Council **Council Tax** : Band D

Restrictive Covenants : Please note the property is subject to a local occupancy condition under a section 106 agreement. The property is also not able to be used as a holiday let.

The occupation of the dwellinghouse hereby permitted shall be limited to the following descriptions of persons:

- A person employed, about to be employed or last employed in the locality; or
- A person who has, for the period of three years immediately preceding his occupation, had his only or principal residence in the locality.

In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include dependants of a person residing with him or her or the widow or widower of such a person."

Conservation Area : The property is located within the Lake District National Park.

Tree Preservation Order : We are aware that there are trees on the property subject to a TPO.

Listed Building : No

Broadband : The property has fibre broadband.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1.

Planning Consents affecting the property : None so far as we are aware.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.**

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Please note the property has electricity overhead lines crossing. We are aware that the access leading to the property from the public highway is accessed via a right of way and is shared. Maintenance contributions apply in respect of maintenance and repair. Easements are in place for the water pipes leading to the property.

What3Words : [///talking.directors.texts](#)

Title & Tenure : Freehold with vacant possession upon completion.

Money Laundering Regulations Compliance : Please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

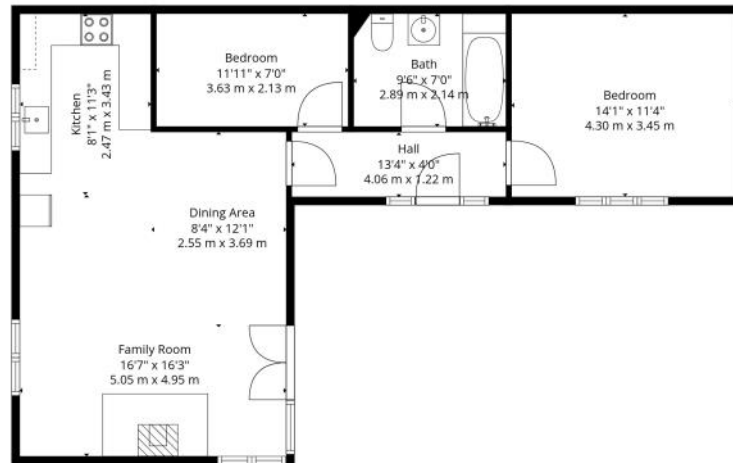
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

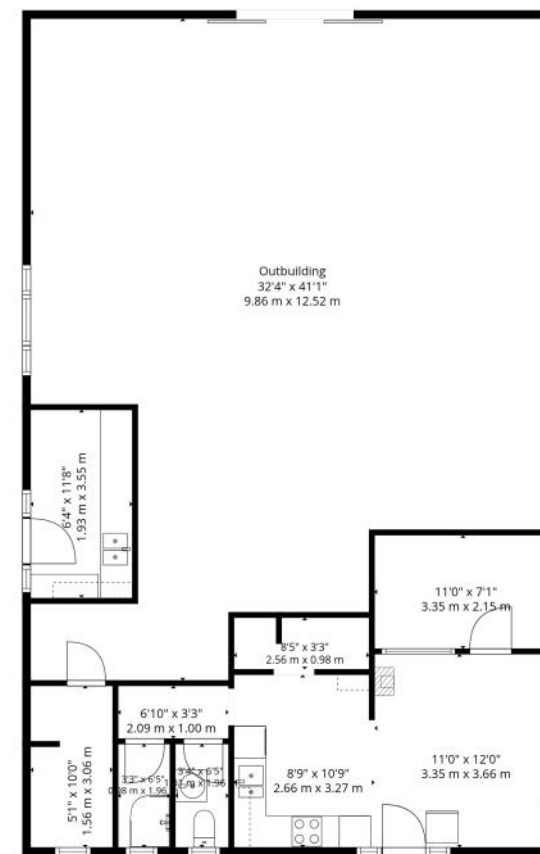
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

PHOTOS TAKEN JULY 2026





Main House



Outbuilding

TOTAL: 2437 sq. ft, 227 m2
MAIN HOUSE: 774 sq. ft, 72 m2, OUTBUILDING: 1663 sq. ft, 155 m2
EXCLUDED AREAS: WALLS: 159 sq. ft, 14 m2

This Floorplan is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.



Amritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C		
55-68	D		45 E
39-54	E		
21-38	F		
1-20	G		



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