

limehouse ltd

estate and letting agents

For Sale



Helm End,
Broughton,
ML12

**Offers Over
£349,000**

3 bedroom family home in
extensive grounds.

*** 360 Virtual Tour Available

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Limehouse Ltd are delighted to welcome to the market this 3 bedroom detached property on the outskirts of Broughton.

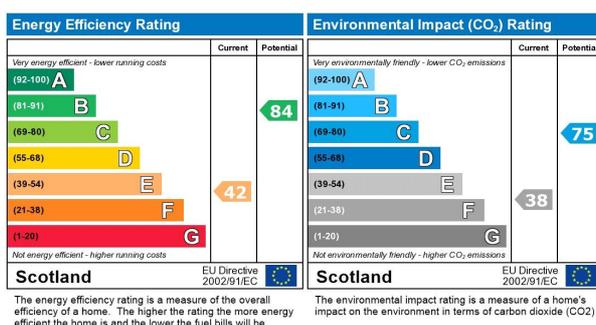
Accommodation comprises; entrance vestibule, spacious hallway leading to large living room with the most stunning views over the surrounding countryside, dining room with conservatory off, fully fitted kitchen, pantry and separate WC. There are also 3 double bedrooms, 2 benefitting from fitted wardrobes, the master bedroom also has an en-suite which has not been completed and family bathroom.

There is potential to extend the property with sought planning consent.

Externally there are extensive grounds surrounding Helmsland totalling around 1 acre, to the front of the property there is a swooping driveway, large lawn with mature shrubbery, patio area perfect for entertaining, garage and outbuildings.

To the rear of the property, Helmsland has its own forest line which totals around 2 acres.

Located on the outskirts of the picturesque village of Broughton there is a Primary School, community run shop, Church, tennis club, bowling club and playing fields, while the Village Hall runs classes and events, including a playgroup. Located 7 miles from the town of Biggar.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

