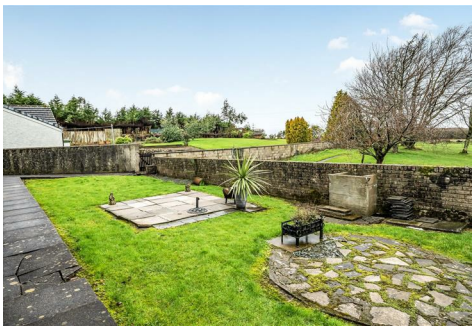
GRISDALES
PROPERTY SERVICES



Crafton Manor Seaton Road, Broughton Moor, Maryport, CA15 8ST

£320,000

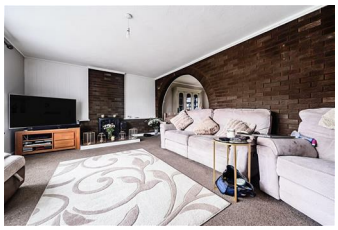
Enjoy stunning rear views across your own PADDOCK and out to open countryside, this spacious three-bedroom bungalow offers a unique amount of space and flexibility. Ideal for the self-employed, families with teenagers wanting their own SPACE, or anyone needing extra storage or workspace, this home is designed to adapt to a variety of lifestyles.
Inside it offers well-proportioned rooms, including a conservatory that makes the most of the beautiful views, along with plenty of potential for personalisation.
The accommodation sits above a large garage and storage area of a similar footprint, providing excellent practical space below. The driveway leads to the garage, with gardens to both the front and rear. Beyond the rear garden lies a generous paddock extending to the side, perfect for keeping goats or chickens, creating a vegetable garden, or simply enjoying a more self-sufficient outdoor lifestyle.

WHAT YOU NEED TO KNOW
Gas central heating
Double glazing

ENTRANCE
Steps lead up to a covered area which gives access into the house.

ENTRANCE HALL
A spacious and welcoming entrance hall giving access to all rooms.

LOUNGE
9'11" x 9'10" (3.03 x 3.01)



A lovely light and airy room with an aspect to the front from a large window. Television point. Archway opening into the dining room. Brick built fireplace and matching feature wall.

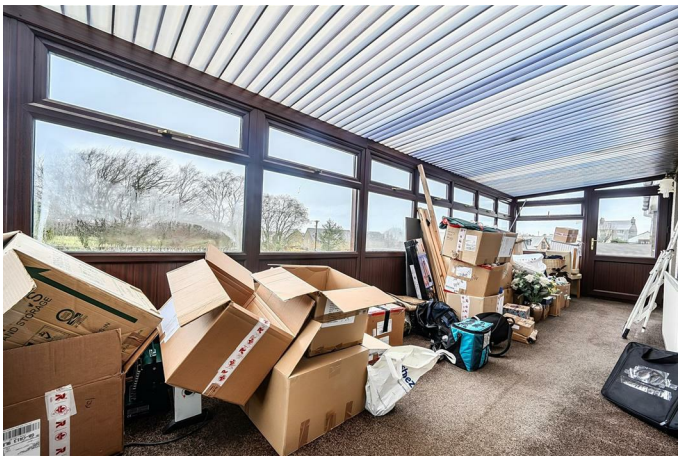
DINING ROOM
17'11" x 12'7" (5.48 x 3.86)

With access into the conservatory.

KITCHEN
14'10" x 10'2" (4.54 x 3.10)

Fitted with a comprehensive range of base and wall units in off white with laminate worktop over and matching splashback Includes stainless steel sink and mixer tap, integrated oven, hob, glass splashback and extractor fan. Space for fridge/freezer. Spot lights set into wood clad ceiling, large window to the rear. wood effect flooring. Door to the conservatory and to the rear.

CONSERVATORY
25'9" x 6'6".78'8" (7.87 x 2..24)



A long conservatory with a view over the garden and countryside beyond. Access to the rear via steps which lead to the garden.

BEDROOM 1
12'11" x 12'9" (3.95 x 3.91)

Double room to the front

BEDROOM 2
12'10" x 9'11" (3.93 x 3.04)

Double room to the front

BEDROOM 3
11'1" x 9'10" (3.40 x 3.02)

Double room to the rear.

FAMILY BATHROOM

Four piece bathroom comprising bath, shower enclosure, wash basin and w.c. Fully tiled walls and wood effect flooring. Frosted window to the rear.

DRIVEWAY & GARAGE
26'1" x 12'11" (7.96 x 3.95)

A concrete drive leads to a garage.

STORAGE AREAS
33'0" x 14'9" (10.08 x 4.50)

Beneath the property is a large storage area (measured as above) along with three further rooms (see floorplan for measurements).

FRONT GARDEN

There is a lawn to the front with shrub and flower borders.

REAR GARDEN

There is a garden to the rear mainly laid to lawn with paving, borders, paths etc. A gate leads to the paddock.

PADDOCK

There is a paddock to the rear of the property which extends beyond the boundary fence and round to the side.

DIRECTIONS

W3W///settled.workflow.forgiving
From the crossroads in the centre of Broughton Moor turn onto Seaton Road and the property can be found about half way down on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

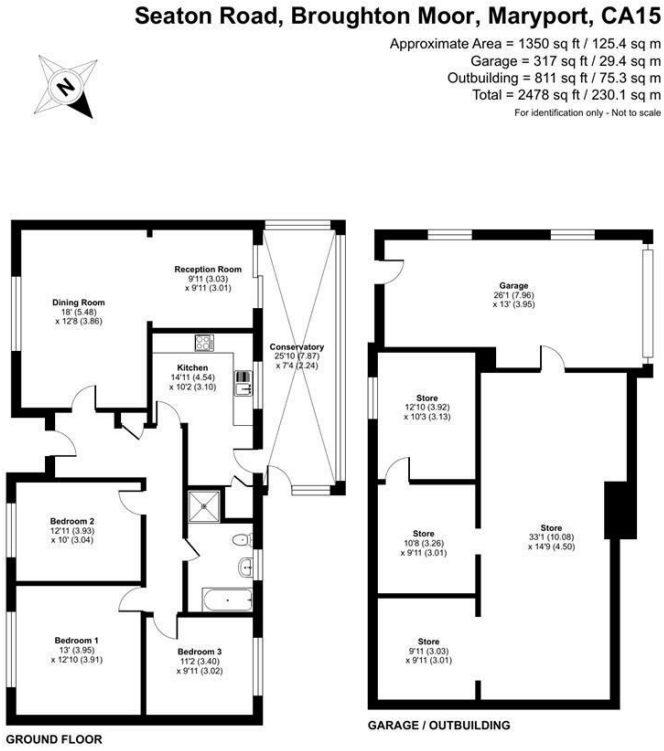
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

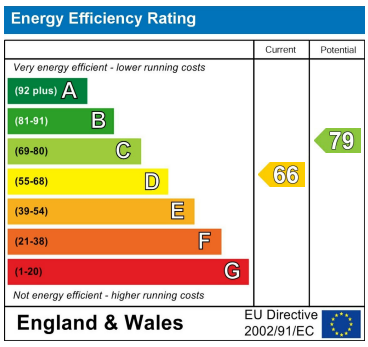
Floor Plan

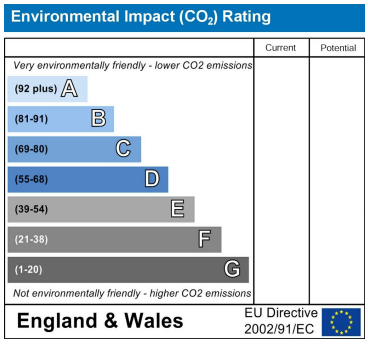


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grisdales. REF: 1428826

Area Map

Energy Efficiency Graph





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