



KIRK SHEPHARD POWERED BY exp TM UK

@ kirk.shephard@exp.uk.com

kirkshephard.exp.uk.com

☎ 07784 375 181

Border Riggs House, Broughton-in-Furness, LA20 6BP

Offers Over £580,000

 3  1  3



Reference KS0077

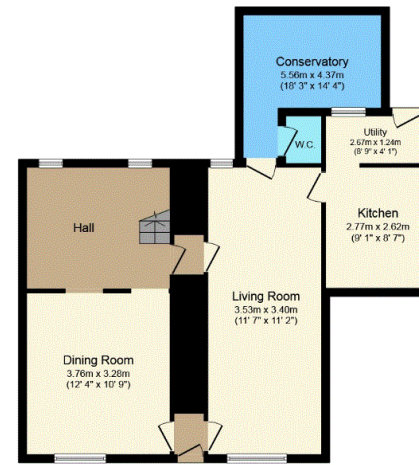
Please see attached video of the Barn Conversion and the Double Garage that has planning permission.

Border Riggs is a superb three bedroom detached house situated in the stunning town of Broughton in Furness. The property consists of a living room, dining room, kitchen, conservatory, utility room and w/c to the ground floor. To the first floor there is three double bedrooms and family bathroom.

Externally there is a large garden with a detached barn which has planning permission to be converted into a detached Annex.

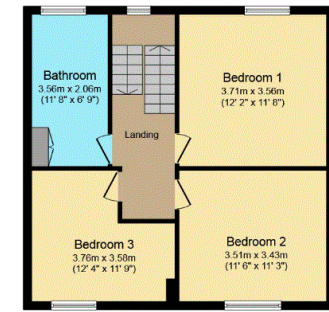
This is a beautifully presented home with breath taking views; early viewings are highly recommended!





Ground Floor

Floor area 82.5 sq.m. (888 sq.ft.) approx



First Floor

Floor area 58.0 sq.m. (624 sq.ft.) approx



21/09/2022, 12:29 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

BORDERIGGS HOUSE BROUGHTON-IN-FURNESS LA3 0EP		Energy rating E	Valid until: 7 June 2031 Certificate number: 2111-0479-6716-2177-1161
---	--	---------------------------	--

Property type: Detached house

Total floor area: 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	75 C
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29