



Cark In Cartmel

£245,000

Old Dans
Cark House Court
Cark In Cartmel
Grange-over-Sands
Cumbria
LA11 7PE

A lovely Grade II Listed, charismatic 2 Bedroom Detached Cottage situated in the village of Cark, close to open countryside yet handy for the Lake District Attractions, Furness Peninsula and the road network.

Comprising Entrance Hall with Bathroom Off, sunny Breakfast Kitchen, Sitting Room and 2 double Bedrooms. Small seating area, 1 Parking space and Communal Grounds.

Property Ref: G2537

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Sitting Room



Sitting Room



Sitting Room

Description/Location: The original building that is "Old Dan's", housing the sitting room and bedrooms is thought to be late 18th century and was given the Heritage Category listed building Grade II Listed in 1970 together with Cark House. Two extensions were subsequently added the latter in 2013, comprising a kitchen enlargement and dining area. Now a quirky modern home this easy to manage and maintain home offers spacious, well presented living accommodation over three floors. There is a small seating area to the side of the property which catches the evening sun perfectly and parking for 1 car to the front.

This is an ideal investment/second home being easy to manage or 'lock up and leave' for those requiring a base within this South Lakes Village.

The attractive village of Cark-in-Cartmel is located to the South of the Cartmel Peninsula, close to the shores of Morecambe Bay and within easy striking distance of the Lake District, Furness Peninsula and M6 and with the Railway Station at Cark, connecting to the West Coast main line allowing easy access to all parts.

If travelling from Grange-over-Sands either via Flookburgh or Cartmel, locate the Engine Inn in the centre of the village. Take the lane immediately to the left of the Inn. After about 400 yards bear left and 'Old Dan's' is the first detached house on the left.

Accommodation (with approximate measurements)
Entrance Hall leading to the inner sanctum!

For a Viewing Call 015395 32301



Sitting Room

Bathroom having a tall pitched ceiling and part tiled walls with a 3 piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Shaver point and extractor fan.

Breakfast Kitchen 15' 6" x 12' 8" max (4.72m x 3.86m max) extended in 2012, this bright and sunny room with double doors to the side entrance and 2 Velux roof lights makes the most of the sunshine provided. The kitchen has cream painted wall and base units with complementary worktops and up-stands and incorporates the 1½ bowl single drainer sink unit with pleasant outlook towards 'Low Row'. Concealed Valliant gas central heating combi boiler. Built in electric oven and hob, integrated fridge/freezer, dishwasher and washing machine.

From the **Breakfast Kitchen** stairs lead down to the **Sitting Room**. Understairs storage cupboard.

Sitting Room 19' 5" x 13' 10" (5.92m x 4.22m) a good sized room with double glazed floor to ceiling windows and karndean floor. TV point, telephone point, sky point and inset ceiling down lights.

From the **Breakfast Kitchen** stairs lead up to the First Floor.

Landing with fitted storage cupboard.

Bedroom 1 11' 6" x 11' 0" (3.51m x 3.35m) a double room with built-in wardrobe. TV point and inset ceiling down-lights.



Bathroom



Outside Space



Kithcen/Breakfast Room



Breakfast Area



Kitchen

Bedroom 2 13' 1" x 7' 11" (3.99m x 2.42m) a double room with fitted wardrobe and additional storage cupboard. Inset ceiling down-lights, TV point and loft hatch.

Outside:

Seating area the gate to the right of the front door leads to a small gravelled seating area and pathway to the rear of the property.

Garden Store 6' 5" x 2' 5" (1.96m x 0.74m) Timber garden store ideal for bicycle and garden tools

Parking for one car to the front of the property.

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Leasehold. The property is held on a lease from the 1st January 2004 for a period of 999 years. Service Charge for 2021 is £58 per month which pays for building insurance, maintenance of the gardens, outside lighting and management fees.. Vacant possession upon completion.

Council Tax: Band C. South Lakeland District Council.

Viewings: Strictly by appointment through the Grange Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our

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Kitchen



Breakfast Area



Bedroom One



Bedroom One



Bedroom Two

offices.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £725 - £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.

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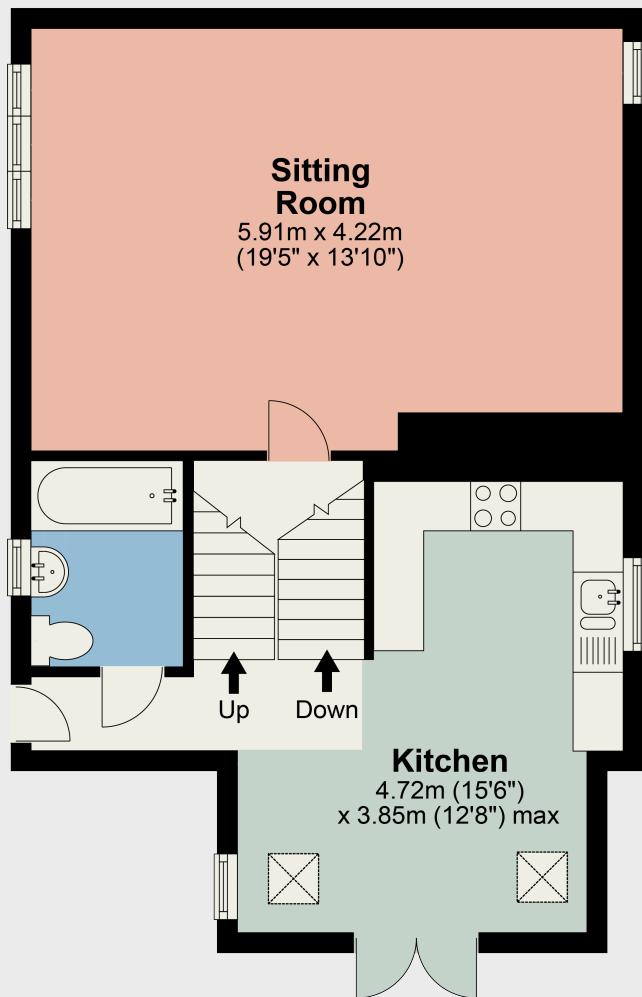


Bedroom Two

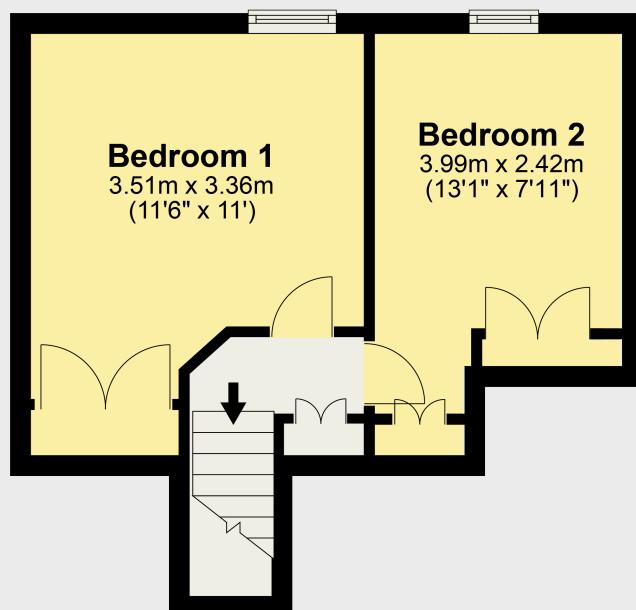


Seating Area

Ground Floor



First Floor



Total area: approx. 74.2 sq. metres (799.1 sq. feet)

For illustrative purposes only. Not to scale. REF: G2537

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