



Cartmel

£199,000

Lodge 8 Cartmel Lodge Park
Cartmel
Grange-over-Sands
Cumbria
LA11 6PN

An opportunity to purchase an immaculate, individually designed lodge within a stones throw of the popular and sought after village of Cartmel. Comprising Open Plan Living Area with bi-folding doors to decking and excellent fitted Kitchen, 2 Double Bedrooms, and ultra modern Shower Room; Parking and Garden. Viewing highly recommended.

Property Ref: G2536

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Open plan living area

Description/Location: A superb 2 Bedroom Holiday Lodge, full furnished to an exceptionally high standard, with 52 weeks a year access this lovely lodge is well located within the park in a south-easterly location therefore catching the days sun from morning till night. Cartmel is situated on the edge of the Lake District National Park and at the bottom of Hampsfell (for the walkers) and a stones throw from the centre of the this famous and picturesque village. Cartmel is a highly sought after village and boasts many delights not least the stunning 12th Century Priory, the steeplechase race meetings, award winning eateries including L'Enclume, Public Houses and of course sticky toffee pudding!

Within an easy commute to the delights and attractions of the inner Lake District - the foot of Lake Windermere a mere 20 minutes by car and a similar distance from Junction 36 of the M6 motorway, the park is conveniently located.

Upon reaching Cartmel Village keeping the secondary school on the left, take the first right and Cartmel Lodge Park is around 100 yards on the left. Passing through the barrier, No. 8 can be found shortly on the left.

Accommodation (with approximate measurements)
Steps and decked walkway to the uPVC double glazed entrance door.

Entrance Hall with engineered oak flooring, inset ceiling down-lights, storage cupboard and boiler cupboard housing the wall mounted Glow-worm gas central heating boiler.

Open Plan Living Area 18' 8" x 13' 7" (5.71m x 4.15m) a fabulous room being south-east facing with bi-folding uPVC double glazed doors to the decked sitting area. Engineered oak floor, TV point, inset ceiling down-lights, Keene amplifier music controls and speakers. The Kitchen area is fitted with an excellent range of white wall and floor cabinets with soft closing doors/drawers, concealed under cupboard lighting, inset kick-board lighting, and to complete the picture white quartz worktop with inset 1½ bowl sink unit with Quooker tap and complementary part tiled walls. Included in the sale is an excellent range of AEG appliances including, Micro-mat Combi double oven, 4 ring gas hob with brushed stainless steel cooker hood over, integrated dishwasher, washer/drier and fridge/freezer and wall mounted Panasonic TV.

Bedroom 1 13' 10" x 8' 10" (4.22m x 2.71m) a well proportioned double room with fitted bedroom furniture including 2 double wardrobes with centre dresser and over-bed wall cupboards with single wardrobe either side. Inset ceiling down-lights, TV point and Keene amplifier music controls.

Bedroom 2 8' 11" x 6' 8" (2.73m x 2.04m) a twin room with fitted double wardrobe and bedside cabinet. TV point and inset ceiling down-lights.

Shower Room ultra modern with walk-in double shower with fixed waterfall style shower, hand held shower and fixed water jets. Rectangular sink with 2 drawers under and low flush WC.



Open plan living area

Attractive tiling to walls and complementary tiled floor, inset ceiling down-lights and music speakers.

Outside:

Decking 17' 8" x 12' 2" (5.41m x 3.73m) delightful sunny decked area to the rear of the lodge with ample space for outdoor dining and lounge furniture enjoy the peace and outdoors. Ample storage (for bikes etc) is provided under the full deck area with outside power sockets and light.

Garden there is a level lawn area with additional sitting area to the side and further lawn to the front of the lodge.

Parking private parking is provided on the gravel space for 2 vehicles.

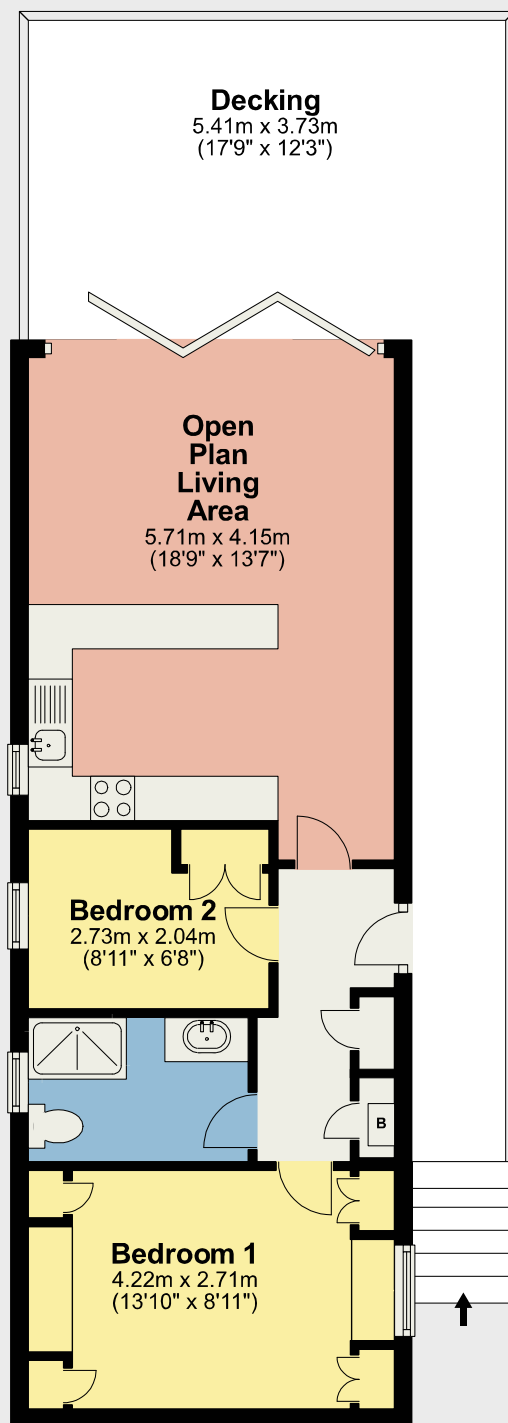
Services: Mains electric, water and drainage. Gas (from central supply) central heating to radiators.

Tenure: Subject to a 125 year lease date 15.4.2014. Vacant possession upon completion. No upper chain. An annual rent and service charge of approximately £2,390 for 2021.

Note: Note: This Lodge may only be used as a Second Home/Holiday Lodge, it may not be used as a permanent residence or as a commercial holiday let.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

VIEWING NOTES



Total area: approx. 49.8 sq. metres (535.8 sq. feet)

For illustrative purposes only. Not to scale. REF: G2536

A thought from the owners...This is a lovely lodge on a peaceful site and just a stroll from the centre of Cartmel.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.