



## Cartmel

**£930,000**

Hartwell House  
Priest Lane  
Cartmel  
Grange-over-Sands  
Cumbria  
LA11 6PU

Hartwell House is a distinctive, spacious and substantial 4 Bedroom semi detached Victorian home over three floors with period features and modern accents. Ideally located within the delightful village of Cartmel - yet at a peaceful distance from the centre with country views to the rear.

The property comprises welcoming Entrance Hall with Cloakroom off, Large Drawing Room, Modern Kitchen, Dining Room, Garden Room, Sitting Room/Hobbies Room, 4 Double Bedrooms (1 En-Suite) plus Family Bathroom and separate Shower Room. Outside there are beautifully presented Gardens, Garage and Parking.

Property Ref: G2588

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## Drawing Room



## Drawing Room



## Drawing Room

**Description/Location:** Hartwell House is an attractive and prominent property within the conservation area of this delightful, historic village, with some impressive, retained period features and high ceilings typical of the era. This fabulous Family home cleverly mixes old charm with modern luxury and is also conveniently placed in a level position close to the amenities; Shops, Public Houses, Village Store, Primary and Secondary Schools etc. This picturesque and highly sought after medieval village is renowned not only for its famous Priory, the Gatehouse and their associated monastic architecture but in more recent times for the famed 'Cartmel Races' Steeplechase meetings, the annual Agricultural Show, 'Cartmel Sticky Toffee Pudding' and the "Michelin Star" 'L'Enclume restaurant.

The village is located just outside the Lake District National Park, in the centre of the Cartmel Peninsula offering a thriving community with both Junior and Secondary schools, shops sufficient for daily needs and a good supply of pubs and eating houses. With easy access to more extensive amenities at Grange-over-Sands (2 miles away), the village is only a few minutes drive off the A590, allowing good access to the National road network. Railway stations at Cark-in-Cartmel and Grange-Over-Sands provide access to the regular services of the West Coast main line.

If travelling from Grange-Over-Sands, turn right at the 'T' Junction and follow the road past the convenience store and Cartmel Primary School and take the next left into Priest Lane. If travelling from the North, take the first right turning into the village with Hartwell House being the second home on the right hand side.

For a Viewing Call 015395 32301



Kitchen

Accommodation (with approximate measurements)

Traditional Entrance Door opening to:-

**L Shaped Entrance Hallway** with marble tiled floor and under floor heating, decorative open archway, useful under stairs storage cupboard, attractive stairs rising to the first floor and doors to:-

**Cloak Room** with feature wood panelled wall, low flush WC and small wall mounted wash hand basin. Recessed ceiling spot lights.

**Drawing Room** 27' 9" x 13' 10" (8.46m x 4.22m) a magnificent, full depth room with dual aspect through the original, tall multi pane Georgian style sash windows with original window shutters which look into both the front 'knot garden' and wonderful rear garden. Original plaster cornicing, moulded panel ceiling and decorative architraving. Feature coal effect gas fire with painted period style surround. Unique cunning faux 'bookcase' with cupboard space below, that folds up and away to reveal the TV! Door to large shelved drinks cabinet.

**Kitchen/Dining/Garden Room** 16' 1" x 9' 9" (4.9m x 2.97m) a spacious 'room' divided into two halves both with Travertine limestone floor and underfloor heating. Furnished with a most impressive range of bespoke 'American Oak' wall and base cabinets and display plate rack. Black granite work surfaces incorporating the 'Butlers' sink and 'Neff' 4 burner hob with extractor over. Integrated Neff oven and microwave and 'Miele' fridge and freezer. Aga with 2 hot plates and extraction canopy over. Windows to side and rear providing a lovely outlook into the rear garden. A stable door leads to the boot room/covered side entrance.

The dining area 12'1" x 9'7" (3.68m x 2.93m) is light and bright with large display shelf, recess for wall mounted television and ample space for dining table.



Kitchen



Dining Area



Bedroom 1



Bedroom 1



Bedroom 1 En-suite

Open to the 'sun/garden room' 9'5" x 4'10" (2.87m x 1.47m) with built in window seats and double doors to the rear garden. A lovely light and quiet space to enjoy a good book or perhaps a glass of wine or two!

**Covered Side Entrance** this incredibly useful and secure space links the front to the back under a glass roof. With access from kitchen and garage. Ideal simply for storage or drying washing or perhaps as a potting shed/small greenhouse.

**From the Hallway** a balustraded and spindled return tread staircase leads up to the:-

#### First Floor

**Landing** with doors to all rooms and return stair leading to the second floor.

**Bedroom 1** 14' 9" x 12' 1" (4.5m x 3.68m) a very generous double bedroom with rear aspect with superb sweeping views over surrounding open countryside within the Cartmel Valley through the double glazed sash window. Arch topped door to spacious walk in wardrobe with ample hanging and shelf space. Door to:

**En-Suite Shower Room** a splendid en-suite of grand proportions! Two mirrored walls, an attractive range of soft grey painted vanity storage cupboards, low flush WC with concealed cistern, wash hand basin and large walk in shower. Neutral complementary tiling to floor and walls, chrome ladder radiator and recessed ceiling spot lights.

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Bedroom 3

**Bedroom 3** 12' 4" x 10' 4" (3.76m x 3.15m) a double room with front aspect and sash style double glazed window.

**Family Bathroom** having a lovely 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled jacuzzi bath with shower over and shower screen. Large built in cupboard, attractive 'divider' with glass shelving, double glazed window, heated ladder style towel rail, shaver point, large inset ceiling down lights and extractor fan. Complementary tiled floor and part tiled walls.

2 steps from the landing lead up to:-

**Reception Room** 16' 7" x 14' 1" (5.05m x 4.29m) this versatile room is suitable for many uses. Sitting Room? Generous Study? Extra Bedroom? Music or Cinema Room? Large multi pane double glazed sash window with front aspect. Feature original Georgian Hob fireplace (not in use), inset ceiling down lights and TV point. There are 2 built in cupboards, one storage/linen with the other an airing cupboard with slatted shelves and housing the Mega Flo water pressure cylinder. Door to:-

**Bedroom 2** 14' 2" x 10' 8" (4.32m x 3.25m) 1 double room with built in wardrobe, original Georgian Hob open fire place (not in use) and sash window with secondary double glazing and window seat with a super view across the Garden to surrounding countryside.

From the landing the stairs continue to:-

Second Floor

**Gallery Landing** a spacious gallery style landing with space for a small desk or reading chair. 'Velux' roof window and doors to:-



Bathroom



Bedroom 2



First Floor Reception Room



Bedroom 4



Second Floor Shower Room

**Bedroom 4** 27' 9" x 14' 2" (8.46m x 4.32m) a huge double room with pitched ceiling, exposed beams, 'Velux' roof window and charming, deep set double glazed window which provides a delightful view of the priory.

**Shower Room** a most impressive, recently installed shower room. Oozing quality and luxury with complementary tiled walls and floor, large 'multi-person' walk in shower, wash hand basin on an attractive vanity unit and WC with concealed cistern. Chrome ladder style radiator. Built in dressing table. Recessed ceiling spot lights and under eaves storage.

#### Outside

**Gardens** to the front of the property there is a delightful and locally unique 'knot garden', a feature of Hartwell House and the adjoining property. The rear garden is a joy being beautifully maintained and private which comprises an area of level lawn surrounded by planted borders, a raised bed herb garden, feature weeping juniper tree, stone outhouse and discretely hidden wooden store. A good sized stone paved patio catching the evening sun completes the picture.

**Garage & Parking** 21' 7" x 9' 9" (6.58m x 2.97m) there is a single garage with electronic up and over door. Gas central heating boiler, power and light. Space and plumbing for washing machine, drier and additional freezers if required. A pedestrian door from the garage leads to the covered side passage!

Further parking, for two vehicles is provided on the stone cobbled driveway.

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

**Council Tax:** Band F. South Lakeland District Council.

**Tenure:** Freehold. Vacant Possession on completion. No upper chain.

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

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



# Cartmel, Grange-Over-Sands, LA11



Denotes restricted head height

Approximate Area = 2546 sq ft / 236.5 sq m  
 Limited Use Area(s) = 525 sq ft / 48.7 sq m  
 Garage = 207 sq ft / 19.2 sq m  
 Total = 3278 sq ft / 304.5 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.  
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