

## Cark In Cartmel

**£255,000**

Lavender Cottage

12 Low Row

Cark In Cartmel

Grange-over-Sands

Cumbria

LA11 7PD

This pretty, mid terraced Georgian Cottage is neatly presented throughout and is situated on the sought after 'Low Row' in the popular village of Cark and boasts attractive aspect to the front. Currently utilised as a successful Holiday Let this property is ideal for an Investor or a First Time Buyer.

Comprising Sitting Room, Dining Kitchen, Conservatory/Sun Room, 2 Bedrooms, Shower Room, Patio, Seating area and Outhouse.

Viewing highly recommended.

Property Ref: G2646





Sitting Room



Kitchen

To reach the property 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. Proceed adjacent to the river and after about 150 yards No.12 Low Row is on the right, over the foot bridge.

Furniture available by separate negotiations.

**Accommodation (with approximate measurements)**

The half glazed uPVC door opens to:-

**Sitting Room** 14' 1" x 11' 8" (4.29m x 3.56m)

An inviting room with cottage style plaster walls and living flame gas fire. Deep set window to front with window seat and pleasing outlook to the river. Stairs to First Floor and open to:-

**Breakfast Kitchen** 13' 11" x 8' 9" (4.24m x 2.67m)

With an attractive range of cream wooden wall and base cabinets with solid wood work surface incorporating the stainless steel sink unit with complementary part tiled walls. Electric oven and hob, 'Bosch' dishwasher, washing machine and fridge. Space for small dining/breakfast table. Deep set window with pleasant rear aspect. Glazed door to:-

**Conservatory style Porch/Sun Room** 8' 2" x 5' 3" (2.49m x 1.6m)

A super addition with pretty aspect into the rear courtyard garden. Ceramic tiled floor.

From the Sitting Room the stairs rise to first floor and directly into:

**Location/Description:**

In a delightful location on the bank of the River Eea, Low Row is a Georgian terrace of mill-workers cottages, beautifully situated in a popular village to the south of the Cartmel Peninsula. No.12 Low Row is currently utilised as a successful Holiday Let and has a delightful river aspect and attractive patio area to the rear. Built of solid construction under a slate roof with modern kitchen and bathroom fittings, double glazed windows and gas central heating.

Cark-in-Cartmel is a popular and desirable village to the south of the Cartmel Peninsula, easily reached by road and rail (with the Railway Station a short walk) and within easy driving distance of local towns and the amenities of the Lake District National Park.

For a Viewing Call 015395 32301



Bedroom 1

**Bedroom 1** 14' 0" x 9' 2" (4.27m x 2.79m)

A sunny double bedroom with king size bed, cottage style plaster walls, painted original cast iron fire place (not in use) and deep set window with window seat and lovely outlook to the front over the river. Door to Bedroom 2 and access to:-

**Shower Room** A good sized room with double shower enclosure and seat, low flush WC with concealed cistern and wash hand basin on vanity unit. Boiler cupboard housing the wall mounted gas central heating boiler.

**Bedroom 2** 8' 10" x 8' 4" (2.69m x 2.54m)

Currently arranged as a twin bedroom with rear aspect but could be a cosy double.

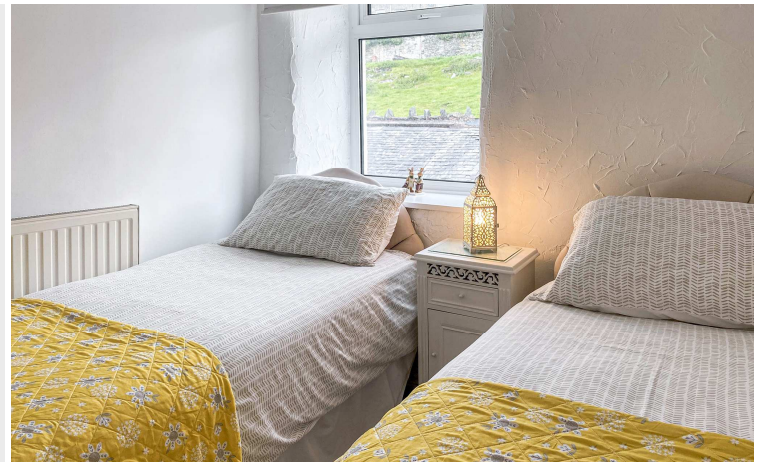
**Outside**

**Garden** To the rear is a paved, attractive patio courtyard space with two small raised planted beds with well established and colourful plants and shrubs. The front enjoys a pretty aspect to the river, has a deep planted flower border and ample space for bench from which to enjoy the sun and location. (Pedestrian access to be given at all times to front, rear can be accessed only by two other properties).

**Outhouse** 8' 11" x 8' 8" (2.72m x 2.64m) Useful space with power and light. Bosch tumble drier and freezer (included). Ideal for storage of garden furniture and bikes.

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

**Tenure:** Freehold. Vacant possession upon completion.



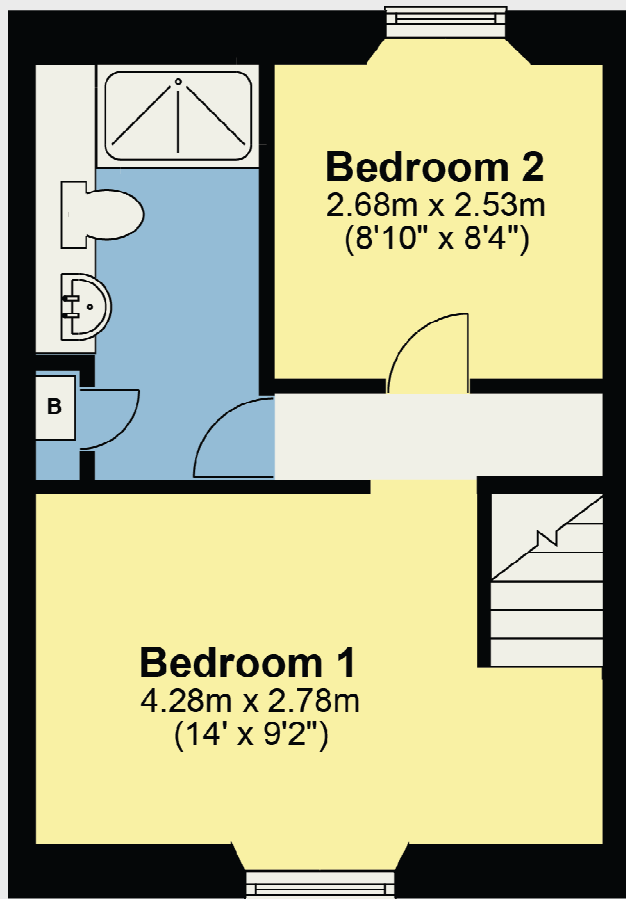
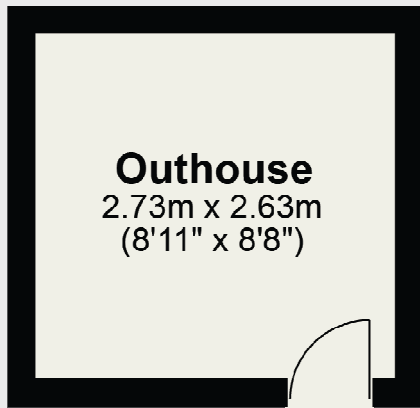
Bedroom 2

**Business Rates:** RV: £3400 - Amount Payable £1696.00. Small business rate relief may be available.

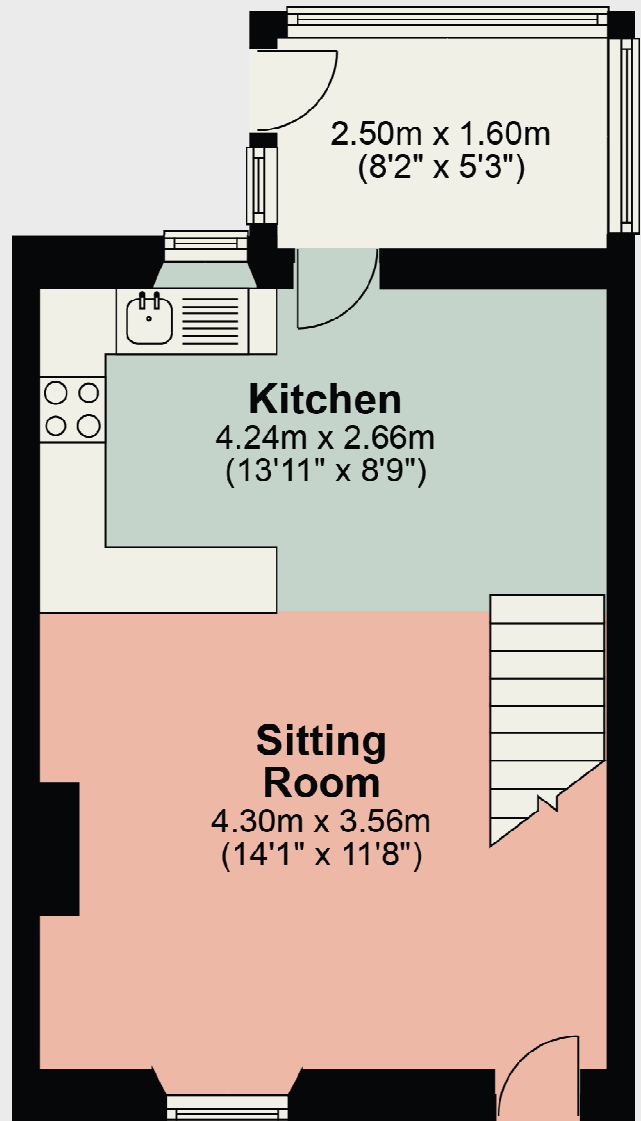
**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

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

**Rental Potential:** If you were to purchase this property for residential lettings, we estimate it has the potential to achieve £650-£675 per calendar month. For further information and our terms and conditions please contact our Grange Office.



**First Floor**



**Ground Floor**

A thought from the owners... "This is a wonderful cottage which wraps itself around you as soon as you walk through the door, very calming."

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.