



## Cartmel

**£125,000**

Lodge 27  
Cartmel Lodge Park  
Cartmel  
Grange-over-Sands  
Cumbria  
LA11 6PN

An opportunity to purchase an immaculate, 1 bedroom Lodge within a stones throw of the popular and sought after village of Cartmel. Comprising Open Plan Living Area, Kitchen, Double Bedroom with walk-in wardrobe and modern Shower Room; Parking and Decking. Viewing highly recommended.

Property Ref: G2657





Open Plan Living Area



Kitchen Area

**Description/Location:** A lovely 1 Bedroom Holiday Lodge, with 52 weeks a year access. This lovely lodge is well located within the park with a lovely aspect towards Hampsfell. 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, take the first right and No.27 is immediately on your left.

**Accommodation (with approximate measurements)**

**Steps and decked area** composite decked area with glazed panels leads to the UPVC double glazed entrance door.

**Open Plan Living Area** 19' 5" x 17' 6" (5.92m x 5.33m) a fabulous lovely light room with double UPVC double doors opening on to decked sitting area with fabulous views towards Hampsfell. Pitched ceiling with down lights and built in surround system, chrome sockets and switches, Oak topped fire surround with cream electric free standing stove. TV point, double doors to cupboard housing LPG gas central heating boiler and small storage area.

**Kitchen** fitted with an excellent range of cream wall and base units with complementary worktop incorporating the single drainer stainless steel 1 1/2 bowl sink unit. Integrated slimline dishwasher and fridge freezer. Built-in electric oven with brushed stainless steel cooker hood over and 4 ring gas hob. Door leads to.

**Laundry Room** plumbed for washing machine and really useful shelved storage area.

**Shower Room** having a white suite comprising modern walk-in double shower with fixed waterfall style shower and hand held shower with fixed water jets; rectangular vanity sink and low flush WC. Fixed wall mirror with light and chrome ladder heated towel rail.



Open Plan Living Area with Kitchen

**Bedroom** 10' 8" x 9' 9" (3.25m x 2.97m) a well proportioned double room with pitched ceiling with inset down lights and includes very useful walk-in wardrobe.

**Outside:**

**Decking** delightful sunny decked area to the front and rear with view into the park from the rear and towards Hampsfell from the front of the Lodge.

**Parking:** private parking is provided on the gravel space for 2 vehicle.

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

**Tenure:** Subject to a 125 year lease dated from 2019. Vacant possession upon completion. An annual rent and service charge of approximately £3,184.00 for 2022.

**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.



Bedroom

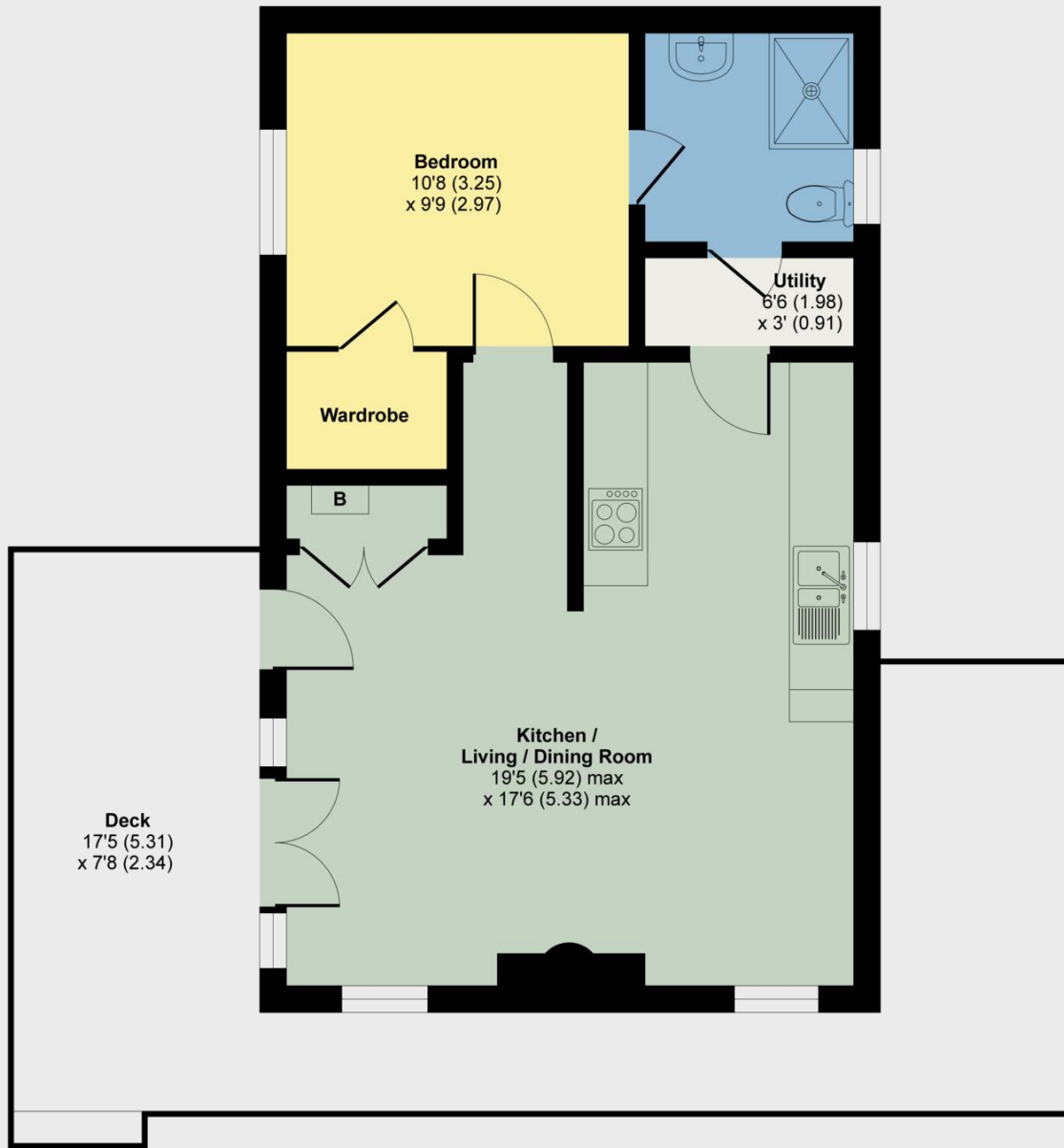


View to Cartmel Priory Church

# Cartmel, Grange-Over-Sands, LA11

Approximate Area = 524 sq ft / 49 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 854526

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