

40  
YEARS  
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## Cark In Cartmel

£465,000

Eeabank House, 123 Station Road, Cark In Cartmel,  
Grange-over-Sands, Cumbria, LA11 7NY

This substantial, semi-detached, Victorian property with attached annex will appeal to a variety of different buyers. Situated in the popular and convenient village of Cark and comprising Main House over 3 floors with 4 Reception Rooms, Kitchen, 6 Double Bedrooms (3 En-Suite), plus additional Bathroom and Shower Room. Annex with Lounge, Kitchenette, Bedroom and Shower Room. Outside: Garage, Store, Patio Garden and Parking.

### Quick Overview

- Semi-detached 7 Bedrooms
  - 5 Receptions & 6 Bathrooms
  - Pleasant Village Location
  - Separate Annexe
  - Spacious and Versatile Accommodation
  - External Workshop/Store
  - Enclosed Patio Garden
  - Close to Railway Station
  - Private Parking
- Superfast Broadband speed 80 mbps available\*



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80 Mbps



Off road  
parking

Property Reference: G2705



Reception Hall



Sitting Room



Living Room



Dining Room

**Description** Eeabank House is an extremely spacious and versatile semi detached property with separate annex, enclosed patio garden, garage/workshop and off road parking.

The main property is spacious enough to comfortably accommodate even the largest of families! Or perhaps you have been dreaming of running a B & B (previously run as both a B & B and Airbnb). Maybe you have a dependent relative for whom the attached annexed would be perfect? Of course you could just holiday let the annex. There are many possibilities!

The property has retained much of its original charm with deep set windows, exposed beams, thick walls and super original fireplaces. The rooms are spacious and light and accommodation is arranged over 3 floors.

The original front door leads straight into the well proportioned Reception Hall with Sitting Room off (currently utilised as a home gym). From the Hallway there is access to the main Living Room with pitched ceiling, beams, 'Velux' roof windows and cosy wood burning stove on a stone hearth. Useful Cloakroom with access (locked door for safety) to the cellar room (no steps down - just used as storage). Doorway to the well proportioned formal Dining Room with access to the patio garden and open to the Kitchen. An extremely generous 'L' shaped Kitchen furnished with a good range of 'oak' wall and base cabinets with slate effect work surface. Also on the Ground Floor is the first of the Bedrooms, this being a double with an en-suite Shower Room.

On the first floor is the Master Bedroom which is a full depth, dual aspect room with en-suite Shower Room. There is a second en-suite Double Bedroom and large single bedroom with wash hand basin. The Second Floor Landing has a 'Velux' roof window, exposed beam and useful eaves storage cupboard. Two full depth, spacious Double Bedrooms with exposed beams and 4 piece Bathroom.

The Annex is at the rear of the property and has its own Private Entrance and comprises Sitting Room open to a Double Bedroom, small Kitchenette and Shower Room.

Outside there is an enclosed sunny patio Garden with raised, well stocked flower beds. The Garage/Workshop is currently used for storage and leads to an external log store and further smaller, storage area.

**Location** Eeabank House is centrally located in the popular village of Cark which has 2 Public Houses, Railway Station, Garden Centre and Convenience Store. Holker Hall is just around the corner and Cark is also only 5 minutes by car from the picturesque village of Cartmel with its fine dining, famous steeplechase race meetings, primary and secondary schools and famous sticky toffee pudding!

To reach the property proceed out of Grange-over-Sands, towards Allithwaite and Flookburgh. Upon entering Flookburgh Square, turn right (Chemist on the corner) and follow the road into Cark. Eeabank House can be found on the left hand side just before the Convenience Store.



Living Room



Kitchen



Kitchen



Bedroom 1



Bedroom 3



Bedroom 4

Accommodation (with approximate measurements)

Reception Hall 20' 4" max x 10' 5" max (6.21m max x 3.19m max)

Sitting Room 20' 2" max x 10' 6" max (6.15m max x 3.2m max)

Living Room 17' 7" max x 13' 8" max (5.38m max x 4.18m max)

Cloaks

Dining Room 14' 10" x 13' 10" (4.52m x 4.22m)

Kitchen 10" max x 14' 2" max (5.44m max x 4.32m max)

Bedroom 1 14' 9" x 9' 2" (4.5m x 2.79m)

En-Suite Shower Room

Bedroom 2 20' 5" x 10' 6" (6.22m x 3.2m)

En-Suite Shower Room

Bedroom 3 11' 0" x 10' 4" (3.35m x 3.15m)

Bedroom 4 11' 6" x 9' 9" (3.51m x 2.97m)

En-Suite Shower Room

Shower Room

Bedroom 5 20' 11" x 10' 9" (6.38m x 3.28m)

Bedroom 6 19' 4" max x 9' 3" max (5.89m max x 2.82m max)

Bathroom

Separate Annex

Kitchenette

Shower Room

Living Room 11" x 11' 0" (4.24m x 3.35m)

Bedroom 11" x 10' 11" (4.24m x 3.33m)

Garage/Workshop

Store

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

Tenure: Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 23.09.22 not verified

Council Tax: Band F. South Lakeland District Council.

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

What3words <https://what3words.com/screening.warned.wheat>

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



Bedroom 2



Bedroom 5



Annexe Living Area through to Bedroom



Garden & Patio

Request a Viewing Online or Call 015395 32301

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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# Station Road, Cark In Cartmel, Grange-Over-Sands, LA11



Approximate Area = 2721 sq ft / 252.7 sq m

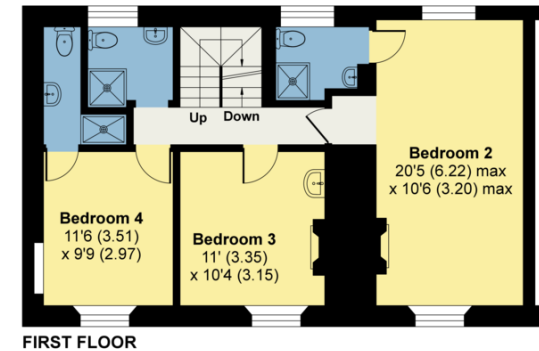
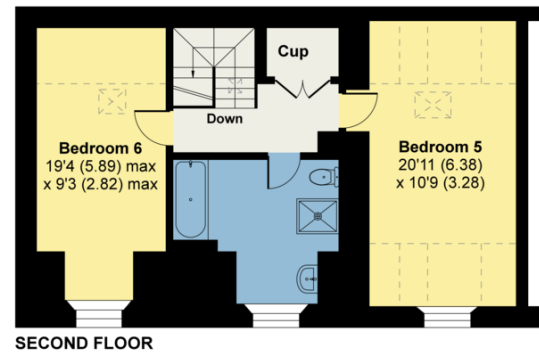
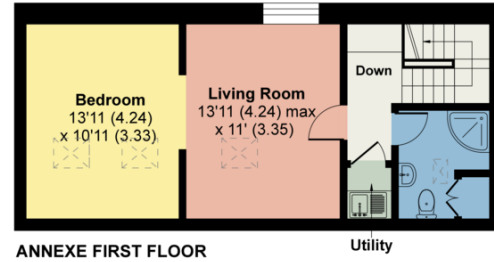
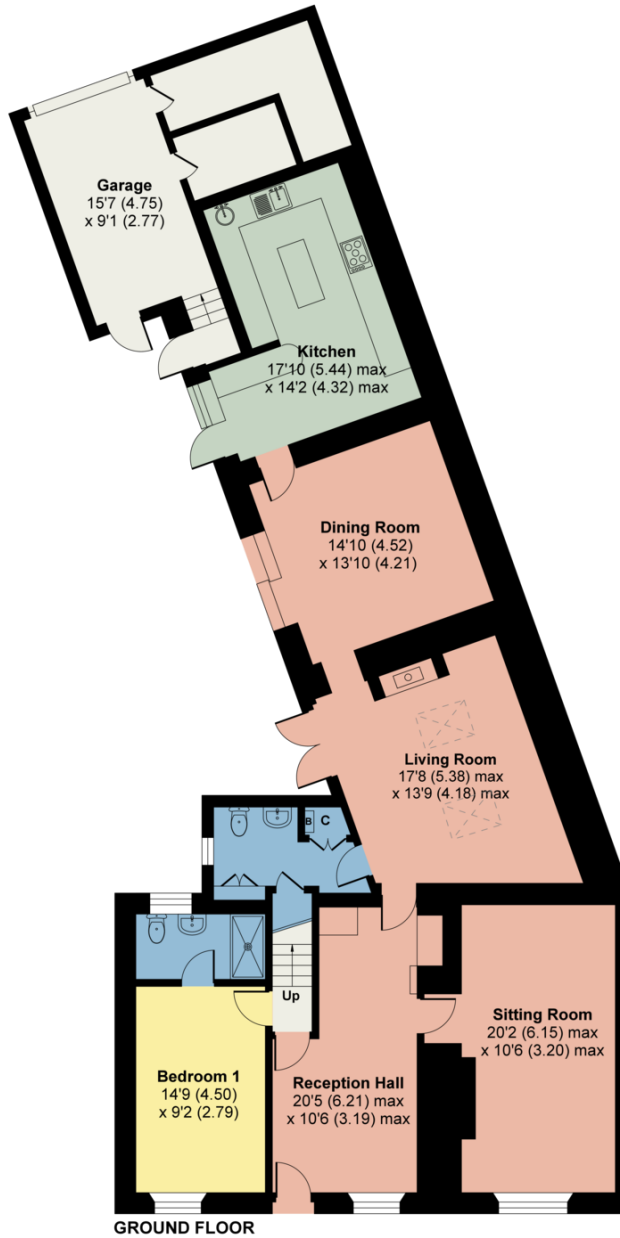
Limited Use Area(s) = 131 sq ft / 12.1 sq m

Annexe / Garage = 734 sq ft / 68.1 sq m

Total = 3586 sq ft / 333.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hackney & Leigh. REF: 904532

A thought from the owner - A warm and versatile home in a friendly village situated perfectly for coastal and countryside walks.

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Request a Viewing Online or Call 015395 32301