

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Cark In Cartmel

£370,000

Caton Lane House, Cark In Cartmel, Grange-over-Sands,
Cumbria, LA11 7NZ

Caton Lane House is wonderful. This substantial property is spacious, brimming with charm and character, Grade II Listed, beautifully presented throughout and situated centrally in the popular and convenient village of Cark!

Comprising Hallway, Snug, Sitting Room, Dining Room, Kitchen, Utility, Cloaks, Cellar, 5 Double Bedrooms (1 En-Suite), Bathroom and detached Garden. Viewing highly recommended.

Quick Overview

Link Detached, 5 generous Double Bedrooms
3 Receptions and 2 Bathrooms
Centrally located in Cark
Grade II Listed
Charm and Character throughout
Attractive Front Forecourt
Detached Garden
Walks and Public House on the doorstep
Beautifully presented throughout
Superfast Broadband speed 80 mbps available*



5



2



3



D



80 Mbps



On street parking
closeby

Property Reference: G2722



Snug



Dining Room



Kitchen



Description Caton Lane House is delightful! The inviting, warm and welcoming feeling envelops you like a cosy blanket from the moment you open the original front door and peep inside. The property is incredibly spacious and is arranged over 3 floors with more than enough space for the larger family or is ideal perhaps to cater for larger groups in the holiday let market?

This Grade II Listed property is beautifully presented throughout with tasteful neutral décor which sits perfectly alongside the natural charm of the exposed original features such as slate flagged floors, exposed beams, fire places, deep set windows with window seats to name but a few! Cosy and spacious (if that isn't too much of a contradiction) the Ground Floor comprises an inviting Hallway with superb original slate flagged floors with traditional, low doors leading off to the main rooms. The Snug, is exactly that, warm and cosy with a deep set window with window seat and original recessed cupboards, wood burning stove and a continuation of the slate flagged floor. The Sitting Room has a dual aspect with a slate flagged floor, recessed shelving and a feature fireplace housing the multi-fuel stove. The dual aspect Dining Room is roomy enough to accommodate a good family Christmas and has painted beams, feature alcove, tiled flooring and side entrance door to Caton Lane. Two steps lead up to the super Kitchen. The Kitchen is light and bright with a vaulted ceiling, 2 roof lights, exposed beams, side window and external rear door. The Kitchen is furnished with a good range of very attractive soft grey and off white shaker style wall and base cabinets with silestone work-surface and 'Belfast' sink. Integrated dishwasher, electric range cooker and fitted under counter freezer and the existing tall fridge. Off the Hallway there is a Utility Area leading to the Cloakroom with WC and basin. There is also an access door which leads to the cellar which provides bijou storage.

From the Hallway the return staircase leads to the First Floor and has 4 generous and well proportioned Bedrooms (Bedroom 4 has a dual aspect, vaulted ceiling and exposed beams) and Family Bathroom with Victorian style white suite comprising bath with shower over, pedestal wash hand basin and low flush WC.

From the First Floor Landing stairs lead up to the Master Bedroom with is extremely spacious and sunny with an impressive array of exposed beams, original floor boards, 2 Velux windows, 2 radiators and 2 recessed storage cupboards (1 housing the Vaillant gas central heating combi boiler). The En-suite Shower room comprises shower cubicle, low flush WC and wash hand basin on a vanity unit.

Externally to the front of the property is a good sized, sunny paved forecourt with ample space for outdoor furniture to sit and watch the world go by. To the rear by the side door is a small area currently home to a log store and small shed.

To the rear, just a hop skip and a jump away from the property there is a detached garden which is mainly laid to lawn with a seating area.

Location Carke is a popular and friendly village with a thriving community, a Railway Station, 2 Public Houses and Holker Hall on the doorstep!

The adjacent village, Flookburgh, is within walking distance and has a Doctors Surgery, Primary School, General Store, Chemist etc. A short car journey (under 5 minutes) delivers you to the highly



Sitting Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 4



Garden

regarded village of Cartmel with the famous Cartmel Races, Sticky Toffee Pudding and L'Enclure the renowned 3 starred Michelin Restaurant!

Cark is very convenient approx 25 minutes from the M6 Motorway and a similar distance into the heart of the Lake District National Park and many of the South Lakes attractions.

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 and Caton Lane House can be found shortly on the left.

Accommodation (with approximate measurements)

Entrance Hall

Snug 11' 10" x 9' 8" (3.61m x 2.95m)

Sitting Room 21' 6" x 8' 11" (6.55m x 2.72m)

Dining Room 15' 8" x 10' 2" (4.78m x 3.1m)

Kitchen 15' 10" x 7' 11" (4.83m x 2.41m)

Utility Area 5' 0" x 3' 10" (1.53m x 1.17m)

Cloak Room

Cellar

Bedroom 1 12' 0" x 10' 9" (3.66m x 3.28m)

Bedroom 2 12' 0" x 11' 2" (3.66m x 3.4m)

Bedroom 3 9' 0" x 9' 0" (2.74m x 2.74m)

Bedroom 4 15' 10" x 10' 4" (4.83m x 3.15m)

Family Bathroom

Master Bedroom 21' 6" max x 17' 5" max (6.55m max x 5.31m max) with some limited head height

En-Suite Shower Room

Services Mains electricity, gas, water and drainage. Gas central heating to radiators. Nest control system installed to heating and water

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 18.11.22 - not verified

Business Rates Rateable value £6000. Amount payable £2994. This business is currently subject to small business rate relief.

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

What3words <https://what3words.com/recitals.holly.weedy>

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

Holiday Letting Currently let by Sallys Cottages - <https://www.sallyscottages.co.uk/cottages/caton-lane-house> and generating an income for Jan - Nov 2022 of approx £32,500 gross.

Contents: All contents are included in the sale with the exception of personal effects, bed linen and towels.



Kitchen



Bedroom 1



Bedroom 2



Master Bedroom

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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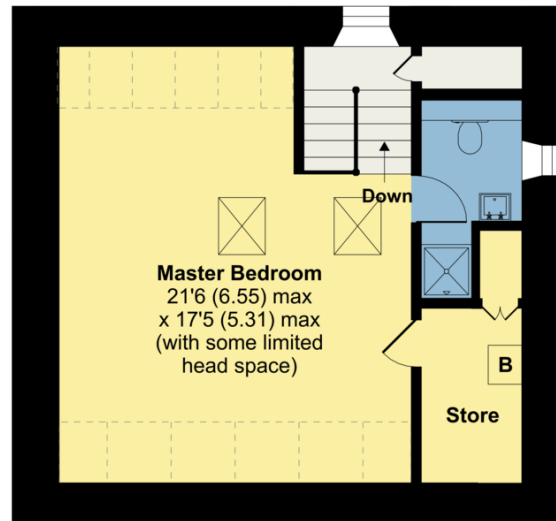
Caton Lane House, Cark In Cartmel, Grange-Over-Sands, LA11

Approximate Area = 2027 sq ft / 188.3 sq m

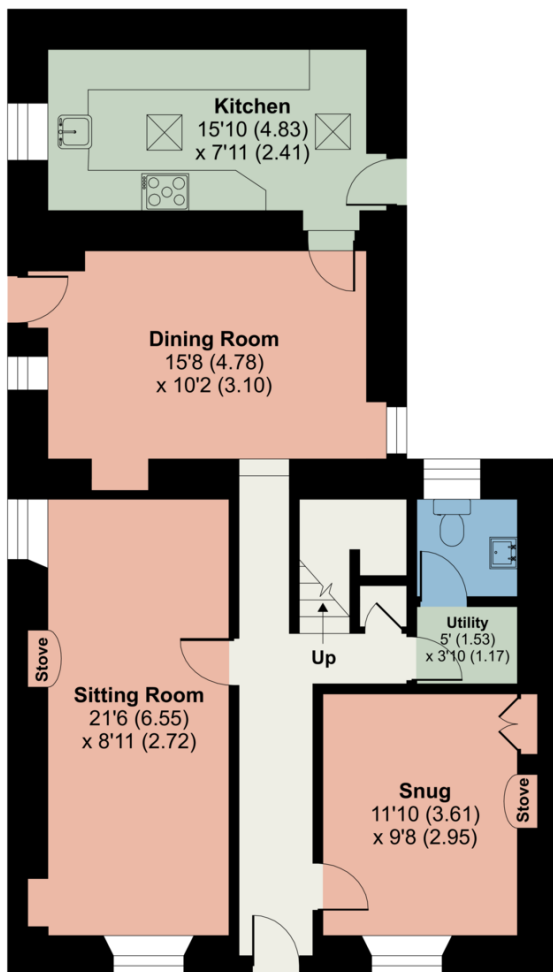
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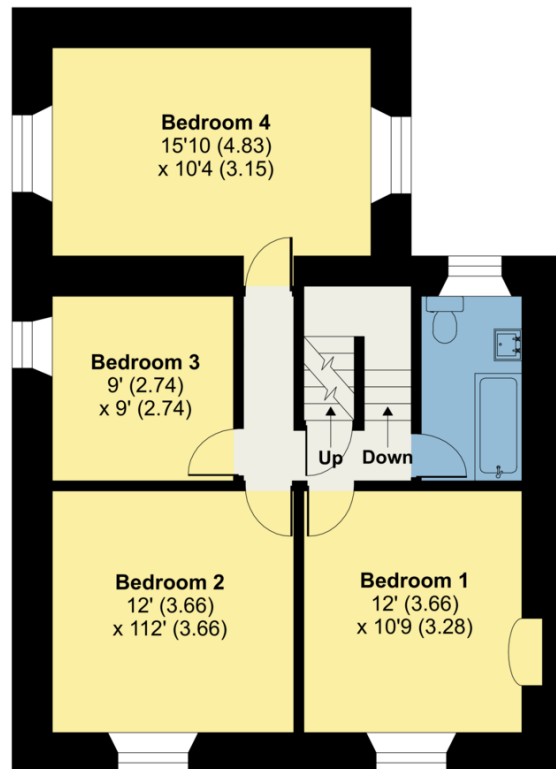
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST 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: 924160

A thought from the owners - Lovingly restored for comfort and convenience.

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Request a Viewing Online or Call 015395 32301