



# Cark In Cartmel

£475,000

Lyle Byre, Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7NS

This character property is tucked away in a quiet and leafy corner of Cark and provides spacious, light and versatile accommodation with country views.

Comprising Hallway, Living Room, Lounge, Dining Kitchen, 3 Double Bedrooms (1 En-Suite) and Shower Room. Annex with Workshop/Games Room, Car Port, Garden with country views and Courtyard Parking. Viewing is highly recommended.

## Quick Overview

Mews Cottage - 3 Double Bedrooms

2 Receptions - 2 Bath/Shower Rooms

Edge of a lovely village

Wonderful country views

Large Workshop/Games Room

Lovely Garden

Super location

Well presented throughout

Car Port and Parking

Superfast Broadband speed 64mbps available\*



3



3



2



C



64 Mbps



Car Port and  
Parking

Property Reference: G2798



Lounge



Lounge



Dining Kitchen



Terrace

**Description:** Formerly a traditional Lakeland Barn and Byre. Lyle Byre was sympathetically converted a number of years ago and is now a charming and comfortable home which is beautifully presented throughout and enjoys some superb country views to the rear.

The rooms are spacious and light and the décor throughout is tasteful and neutral with recently replaced 'oak' doors - the windows are deep set in traditional stone walls and some impressive beams are exposed on the first floor - all subtle nods to the buildings historical past.

The main front door opens into the Porch which leads into a spacious Hallway with parquet flooring. There is a large cloaks cupboard, linen cupboard and smaller under-stairs storage cupboard. There are 2 Double Bedrooms on the Ground Floor, both with deep set windows to the front and a well proportioned Shower Room comprising double shower, low flush WC and modern wash hand basin.

The Lounge is bathed in natural sunlight through the large bay window (with window seat) which enjoys utterly stunning, peaceful country views. This room is very well proportioned with red brick fireplace with 'oak' mantle over housing the wood burning stove and illuminated arch recesses either side with built in storage cupboards. Glazed double doors lead into the Dining Kitchen.

What a wonderful space - perfect for entertaining or just to spread out as there ample space for dining furniture! French doors provide further super country views and direct access to the terrace. The room is naturally divided by a breakfast bar with the well proportioned Kitchen having similar pleasing views. Furnished with a good range of cream shaker style wall and base cabinets with wooden work-surface and inset white 1½ bowl sink. Integrated dishwasher and fridge freezer and range cooker.

Upstairs is a further 'Living Room' and the Master Bedroom. The Living Room is very light and airy with 'Velux' roof windows and lots of under eaves storage. The views are wonderful too! Suitable for a variety of different uses and could also be used as an additional 'Occasional Bedroom' or Office. The Master Bedroom is much larger than the average double, has recessed wardrobes and super country views through the dormer window. The En-suite Bathroom has a 4 piece white suite comprising bath, shower, low flush WC and wash hand basin on a white gloss vanity unit.

Outside, just across the courtyard is an open, stone sided carport with power and light. Attached are the former stables, refurbished to give an Annexe with bags of potential and possibilities for future use! The space is excellent and could be used as an enviable Guest Suite, Studio, Games Room or Workshop etc etc. The Annexe comprises 2 large rooms with exposed beams plus additional Store Room and Shower Room.

The Garden is the final attraction and is just as fabulous - a real credit to the current vendors and giving off real country cottage garden vibes! The paved patio is a real suntrap and provides more than enough space for outdoor entertaining and is a delightful, peaceful spot to sit with coffee (or wine!) and just revel in the open country views, peace and occasional bird song - heaven! Steps lead down to the lawn which is level with deep, well tended and stocked



Lounge



Dining Area



Kitchen



Bedroom 2



Bedroom 3



borders. At the bottom of the garden is a further paved seating area with unique water feature.

All carpets and some curtains are included in the sale, any other furniture by separate negotiation.

**Location:** Situated on the edge of the village of Cark just a short walk from the village amenities which includes Public House, Convenience Store, Hairdressers, Garden Centre and Railway Station. The beautiful and highly regarded village of Cartmel is less than a mile away with its fine dining, wonderful architecture, Sticky Toffee Pudding and Cartmel Races. Holker Hall and Gardens are a short walk away on the edge of the village.

The adjacent village of Flookburgh also has a wide range of amenities including Doctors Surgery, Chemist, General Store, Primary School and Post Office.

To reach the property proceed out of Grange over Sands in the direction of Cartmel. Upon reaching Cartmel take the left at the T junction following the road almost into the village of Cark in Cartmel. Take the left turn just before the village and 'Lyle Byre' is immediately on the right through the 5 bar gate (closing the gate behind you) going past 'Long Byre' to which it is attached following the driveway to the end of the courtyard. (If you go over the bridge you have gone too far).

**Accommodation (with approximate measurements)**

Porch

Hallway

Shower Room

Bedroom 2 13' 3" x 9' 0" (4.04m x 2.74m)

Bedroom 3 11' 11" x 8' 5" (3.63m x 2.57m)

Lounge 18' 3" x 15' 3" max (5.58m x 4.65m max)

Dining Kitchen 22' 9" x 12' 0" (6.95m x 3.68m)

Sitting Room 15' 4" x 14' 0" (4.69m x 4.27m)

Bedroom 1 15' 9" x 14' 0" (4.81m x 4.28m)

En-Suite Bathroom

Annex Room 1 19' 1" x 12' 6" (5.82m x 3.82m)

Annex Room 2 17' 5" x 12' 2" (5.32m x 3.71m)

Car Port 14' 0" x 12' 7" (4.29m x 3.86m)

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

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

\*Checked on <https://checker.ofcom.org.uk/> 02.06.23 not verified.

**Council Tax:** Band E. Westmorland and Furness Council.

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

**What3words:** <https://what3words.com/camp.springing.paddle>

**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 £975 - £1025 per calendar month. For further information and our terms and conditions please contact our Grange Office.



View from Bedroom 1



Living Room



Bedroom 1



Garden

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  
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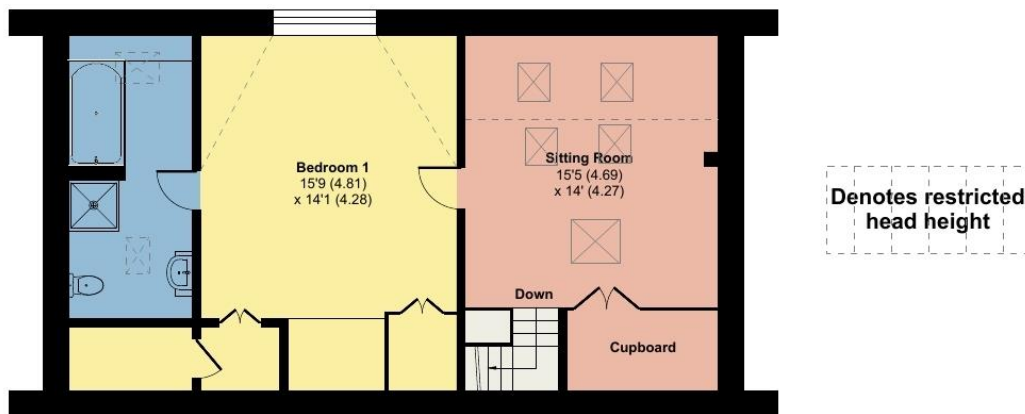
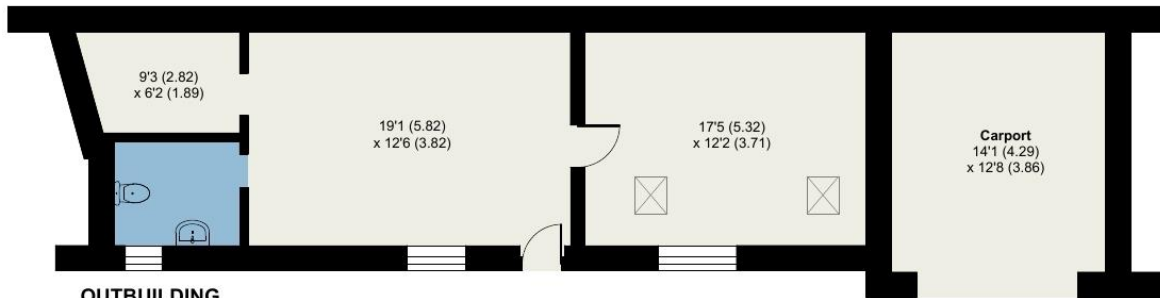
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# Lyle Byre, Cark In Cartmel, Grange-Over-Sands, LA11



Approximate Area = 1858 sq ft / 172.6 sq m  
 Limited Use Area(s) = 120 sq ft / 11.1 sq m  
 Outbuilding = 581 sq ft / 53.9 sq m (excludes carport)  
 Total = 2559 sq ft / 237.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 991955

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