



Cark In Cartmel

£295,000

3 Hill Foot, Cark In Cartmel, Grange-over-Sands, Cumbria , LA11 7NX

3 Hill Foot is a unique and truly versatile home which is presented to a tasteful standard throughout.

This charming home is arranged over 3 floors and comprises Hallway, Bedroom, Sitting Room/Bed 4, Kitchen/Utility Room and Shower Room to the Lower Ground Floor, 2 Double Bedrooms and Bathroom to the Ground Floor and superb open plan Kitchen/Dining/Living room with Balcony to the First Floor. The property has one parking space to the front of the property and we are advised the property benefits from a parking space to the rear and access to communal gardens.

Quick Overview

End Terrace - 3/4 Double Bedrooms
1/2 Receptions - 2 Bath/Shower Rooms
Charming Village Location
Close to Railway Station
Close to Cartmel
Versatile Layout
2 x Balconies
Well presented throughout
Parking space
Superfast Broadband available*



3



2



2



E



Superfast
Broadband



Parking Space

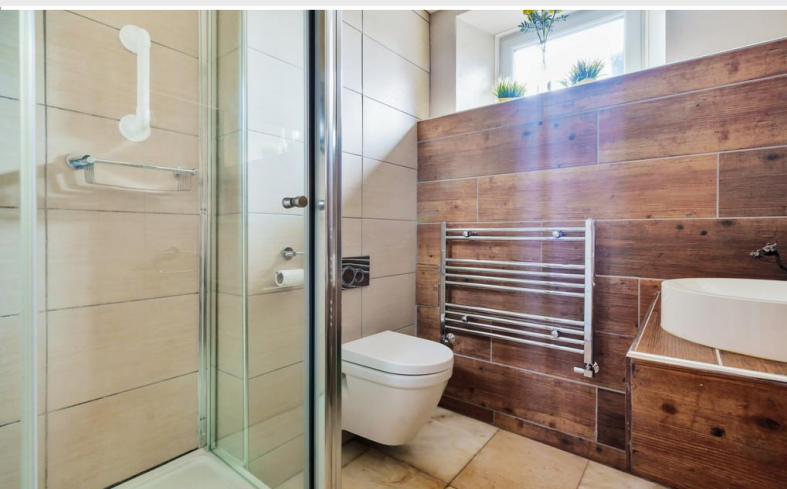
Property Reference: G2804



Ground Floor Sitting Room/Bed 4



Bedroom 2



Shower Room



Ground Floor Kitchen

Description 3 Hill Foot is a wonderful, quirky and charming property which due to the excellent layout, versatility, low maintenance outdoor space, balconies, presentation, location and open plan top floor will appeal right across the board!

The property would work extremely well for those with a dependent relative, teenager looking for privacy, regular visitors or a person with limited mobility as the ground floor has everything (Shower Room, Kitchen, Sitting Room (or Bed 4) and Bedroom for independent living if required.

Over the years 3 Hill Foot has been both a successful holiday let and permanent home.

The uPVC double doors open into the Ground Floor Hallway (there is a very useful store just outside the front door with power and light) where lovely stripped original doors lead to the rooms. The Shower Room is most attractive with unusual but attractive 'wood board' to the floor and walls. The modern suite comprises round wash hand basin, wall mounted WC and large shower enclosure. There is a high level frosted window to the front.

The Sitting Room/Bed 4 is cosy with front aspect and is open to Bedroom 3 which is a double with rear aspect. The Kitchen is currently utilised as a Utility Room for the whole house but is fully fitted with everything necessary to use as a second Kitchen. Mid wood wall and base cabinets, sink, twin burner hob, oven, fridge and plumbing for washing/drier. Large under stairs cupboard. The stairs lead up to the spacious landing where double uPVC doors lead to the 'Balcony' which also leads to the pleasant seating area/private garden (currently used as the main entrance).

There are two Double Bedrooms one with front and one rear aspect. The Bathroom is contemporary with underfloor heating and is of a very similar style to the Ground Floor Shower Room. Stairs lead up to the Second Floor which is very impressive. The space up here is superb - full of natural light with a urban loft apartment feeling. The ceiling is vaulted with exposed beams and there is a superb feature wall of original red brick. The Kitchen is fitted with a range of high gloss cream base units with central island, black worksurface. Integrated fridge freezer electric oven, ceramic hob, dishwasher and washing machine. Naturally divided into the Kitchen area, dining portion and relaxing living space with wood burning stove. The absolute perfect addition to this space is the metal balcony with space for two chairs and a table and enjoying pleasing views over the village.

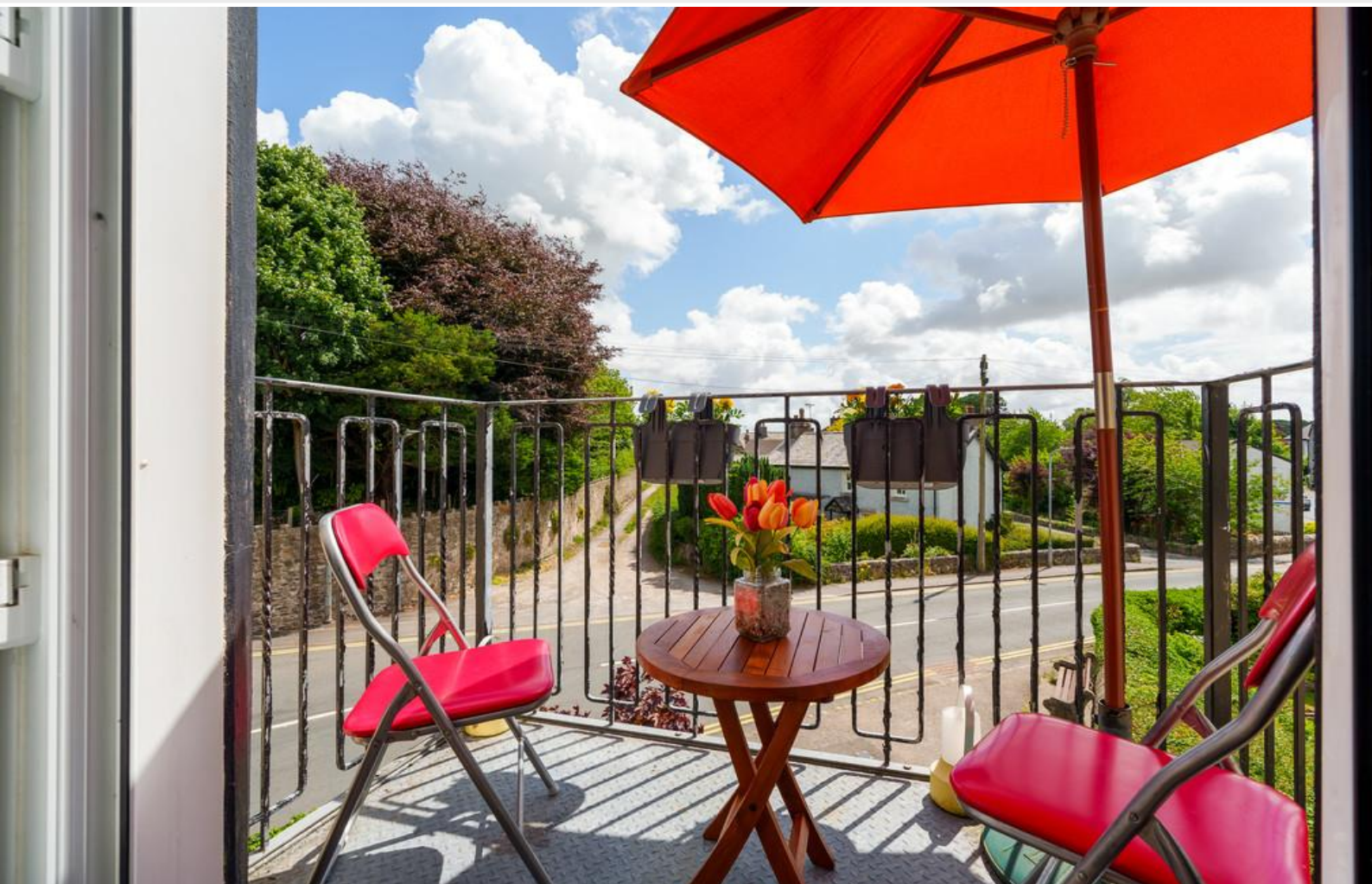
The property has one parking space to the front of the property and we are advised the property benefits from a parking space to the rear and access to communal gardens.

Location Cark is a popular and friendly village with a thriving community, Railway Station, Convenience Store, Salons, Public House, Holker Hall and walks from the doorstep.

The adjacent village, Flookburgh, is within walking distance and has a Doctors Surgery, Post Office Primary School, General Store, Chemist, Garden Centre & Hardware Store, Café etc. A short car journey (under 5 minutes) delivers you to the highly regarded village of Cartmel with the famous Cartmel Races, Sticky Toffee Pudding and L'Enclure the renowned 3 starred Michelin



Open Plan Living Dining Kitchen



Balcony



Bedroom 1



Bedroom 3



Landing



Bathroom

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. 3 Hill Foot is to the right with parking.

Accommodation (with approximate measurements)

Hallway

Bedroom 2 11' 6" x 9' 3" (3.53m x 2.82 m)

Sitting Room/Bed 4 9' 3" x 8' 5" (2.82m x 2.59m)

Kitchen / Utility Room 7' 10" x 7' 8" (2.39m x 2.36m)

Shower Room

Bedroom 1 11' 6" x 11' 4" (3.51m x 3.45m) (to back of wardrobes)

Bedroom 3 8' 11" x 8' 5" (2.72m x 2.59m)

Bathroom

Open plan Living/Dining/Kitchen 21' 5" x 20' 8" (6.54m x 6.30m)

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

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

*Checked on <https://checker.ofcom.org.uk/> 20.06.23 not verified

Council Tax / Business Rates Band B. Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/disbanded.surprise.sketch>

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

Anti-Money Laundering Checks (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Open Plan Living Dining Kitchen



Open Plan Living Dining Kitchen



Open Plan Living Dining Kitchen



Private Seating Area

Request a Viewing Online or Call 015395 32301

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



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**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk

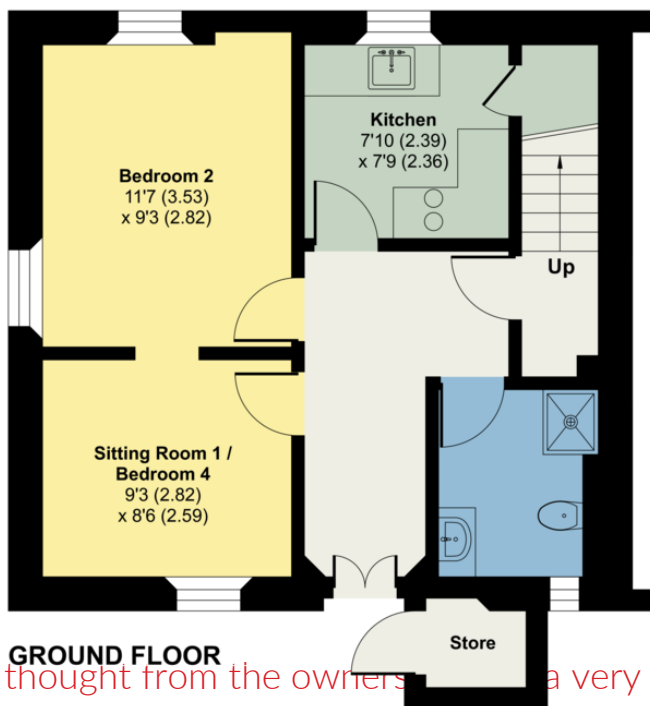
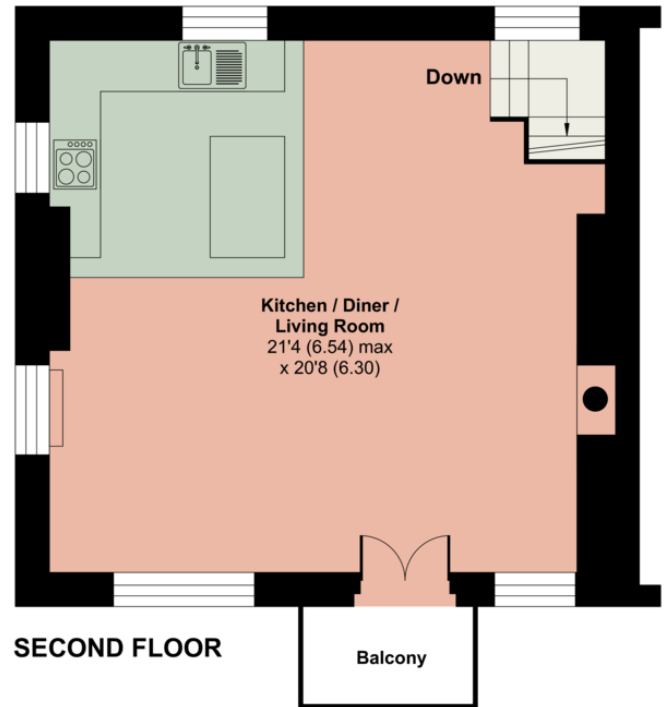
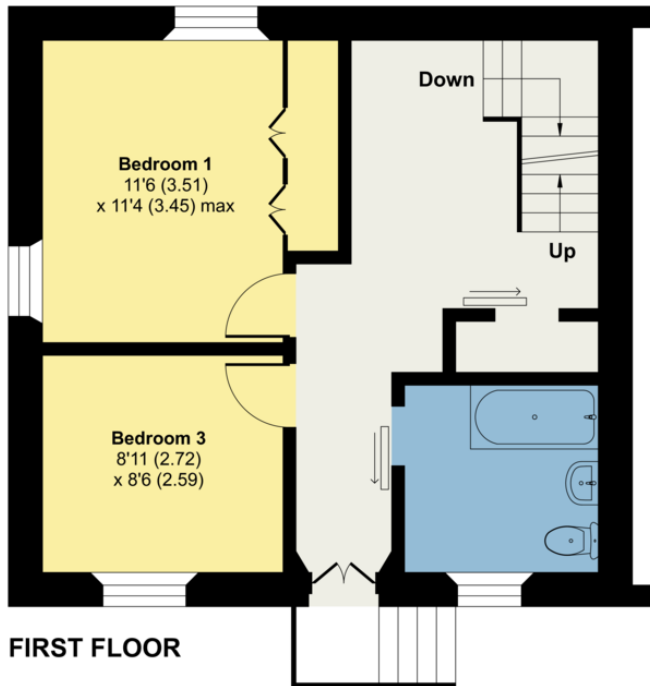
Hill Foot, Cark In Cartmel, Grange-Over-Sands, LA11

Approximate Area = 1371 sq ft / 127.3 sq

Store = 14 sq ft / 1.3 sq m

Total = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



A thought from the owners "a very bright, comfortable home in a convenient place to live with walks right on the doorstep"

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. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/12/2024.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh REF: 1000962

Request a Viewing Online or Call 015395 32301