



Cark In Cartmel

£350,000

Carree Cottage, 4 Meadow View, Cark In Cartmel,
Grange-over-Sands, Cumbria, LA11 7NZ

4 Meadow View is a beautifully presented, well proportioned, 3 Bedrooms, mid-terrace cottage with a wealth of character in a lovely village location with Garage and Garden.

Comprising Open Plan Living/Dining Room and Kitchen, Utility Room, 3 Double Bedrooms and, Bathroom. Early viewing is highly recommended

Quick Overview

Mid Terrace Cottage - 3 Double Bedrooms
Open Plan Living/Dining and Kitchen - 1
Bathroom
Lovely village location
Pleasing Views
Private Outdoor space
Convenient for Railway Station, Public House
and General Store
Lovely walks on the doorstep
Beautifully presented throughout
Garage
Superfast Broadband 80 mbps available*



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1



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80 Mbps



Garage

Property Reference: G2820



Open Plan Living Area



Open Plan Living Area



Kitchen - Dining Area



Utility/Rear Porch

Description What a super property - it really does offer the best of both worlds, charm, character, beams yet immaculate, neutral décor and modern Kitchen and Bathroom. Packed with historical and quirky charm such as deep set windows, exposed beams and stonework which is superbly combined with modern luxurious fixtures, fittings and attractive neutral décor to make a highly desirable place to call home or a second home!

This delightful, stone built, warm, cosy and welcoming cottage is accessed via the front path leading to the main door which opens into the enclosed Porch - this is quite sizeable and excellent space for coats and muddy boots! A step and a door opens into the lovely Open Plan Living, Dining and Kitchen. This space is well proportioned and naturally divided into 3 distinct areas. There are a wealth of exposed beams and a charming open fire place. A full height window with outlook into the front Garden and stairs to the First Floor.

Towards the rear is the Dining Area and around the corner is the Kitchen.

The Kitchen is well equipped and fitted with a very attractive range of soft grey, shaker style wall and base cabinets with matching quartz work-surface incorporating the 1½ bowl stainless steel sink unit and Quooker tap (instant boiling water) in front of the deep set window with pleasant rear aspect.. Integrated appliances include fridge, freezer, dishwasher, wine fridge, oven and ceramic hob. A glazed door leads into the rear Utility Porch which has a matching larder style unit which provides excellent storage and houses the washing machine and wall mounted gas central heating boiler. External door.

The stairs lead up from the Living Area to the Landing (with high level window) and access to the 3 Bedrooms. All bedrooms have recessed built in wardrobes, 2 have window seats and 2 have lovely rear aspects with pleasant open views. The Bathroom is spacious, tiled and fitted with a modern white suite comprising bath with shower over, wall mounted wash hand basin and WC. Amtico??? grey wood effect flooring and chrome ladder style radiator.

Outside, to the front is a small area of level lawn with hedge border. The rear has a sunny seating area with outdoor tap and steps up to the bijou private garden with lawn and paved seating area. The garden enjoys lovely views over neighbouring fields.

There is a single Garage with power and light.

Location 4 Meadow View is nestled away, so much so you'd hardly know it was there, yet it is only a short stroll to the Railway Station, Convenience Store and Public House - Ideal! Cark is a popular and friendly village with a thriving community, a Railway Station with a regular service to Lancaster and the West coast mainline, a Public House, Village Shop, Garden Centre and Holker Hall is just on the doorstep!

The adjacent village, Flookburgh, is within walking distance and has a Doctors Surgery, Primary School, General Store, Bakers, Chemist 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'Enclume 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



Open Plan Living Area



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

District National Park and many of the South Lakes attractions.

To reach the property from Grange-over-Sands continue towards the village of Flookburgh, turning right in the square after the pharmacy. Proceed into the village of Cark passing the Railway Station on the right hand side. Go over the bridge and turn left into the 'gateway' on the left just before the village store.

Accommodation (with approximate measurements)

Entrance Porch

Open Plan Living/Dining/Kitchen 25' 1" max x 16' 8" max (7.65m max x 5.10m max)

Utility Room

Bedroom 1 12' 9" inc wardrobe x 8' 0" (3.91m inc wardrobe x 2.46m)

Bedroom 2 10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom 3 8' 7" x 7' 10" (2.62m x 2.39m)

Bathroom

Garage 20' 0" x 8' 5" (6.1m x 2.57m)

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/> 01.08.23 not verified.

Note: There is a right of way/access to the rear of the property for all 5 cottages.

Council Tax: Band C. Westmorland and Furness Council.

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

What3words: <https://what3words.com/muddle.chainsaw.cassettes>

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 £775 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Holiday Letting Potential: If you were to purchase this property for holiday letting Cottages.com estimate it has the potential to achieve 35-40 bookings per year with a gross annual income of between £23,766 - £26,924. To discuss the holiday let potential call Cottages.com on 0345 268 1846.



Bedroom 1



Rear Garden



Sitting Area



Request a Viewing Online or Call 015395 32301

Meet the Team

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Meadow View, Grange-Over-Sands, LA11

Approximate Area = 928 sq ft / 86.2 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1018279

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