



Holly Cote, Cartmel
£355,000



Holly Cote

Cartmel

A delightful mid terrace cottage pleasantly situated on the fringe of the picturesque Cartmel village, boasting beautiful views towards Cartmel Racecourse. The property is conveniently placed for the local amenities which include the famous 12th Century Priory and Michelin starred restaurant L'Enclume and is well placed for Grange-over-Sands, road links to the M6 motorway and the Lake District National Park.

The beautifully presented accommodation briefly comprises a sitting room with a multi fuel stove and a kitchen to the ground floor. The first floor offers two bedrooms and a bathroom. The property benefits from double glazing and electric heating.

Outside there is a small garden at the front, enclosed patio to the rear and off road parking.

GROUND FLOOR

SITTING ROOM

18' 1" x 9' 7" (5.52m x 2.91m)

Both max. Double glazed door, two double glazed windows, storage heater, multi fuel stove, tiled flooring.

KITCHEN

14' 9" x 8' 5" (4.50m x 2.56m)

Both max. Double glazed door, double glazed window, double glazed Velux window with fitted blind, good range of base and wall units, stainless steel sink, integrated oven, electric hob, extractor/filter over, integrated fridge and freezer, tiled splashback, recessed spotlights, storage heater, tiled flooring.

FIRST FLOOR

BEDROOM

12' 0" x 9' 0" (3.66m x 2.74m)

Both max. Double glazed window, fitted wardrobe and cupboards, wood flooring.

BEDROOM

10' 1" x 9' 7" (3.07m x 2.92m)

Both max. Double glazed window, storage heater, built in wardrobe, built in cupboard housing hot water cylinder.

BATHROOM

6' 11" x 5' 9" (2.10m x 1.75m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, partial tiling to walls, tiled flooring.

LANDING

9' 8" x 2' 5" (2.94m x 0.73m)

Both max. Double glazed window, loft access.





OUTSIDE

To the rear of the property is a patio seating area with access from the rear as well as the kitchen. To the front is a small gravelled seating area which looks out to the front.

OFF ROAD

Allocated parking on the left across the road.

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: BAND C

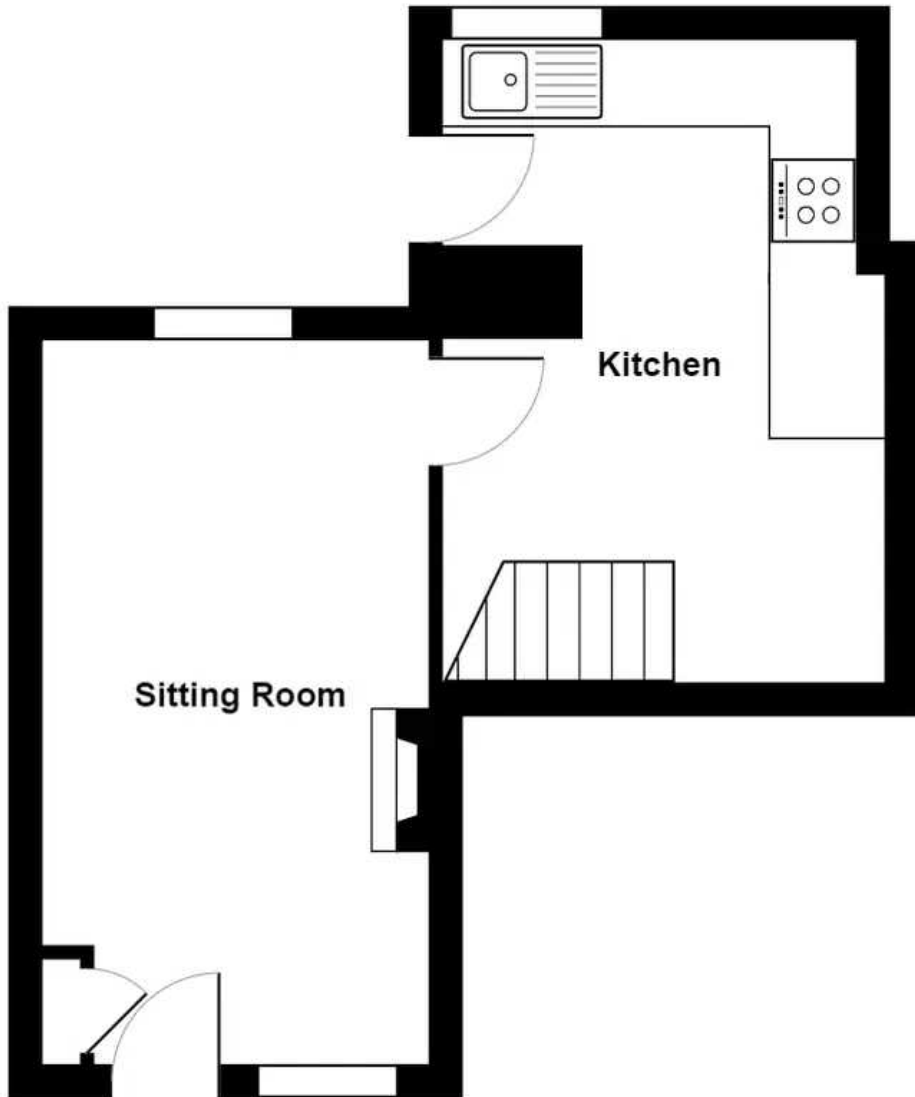
TENURE: FREEHOLD

DIRECTIONS

Leave Grange in the direction of Cartmel and upon reaching the village turn right at the green and then left at the Pig and Whistle. Continue to turn right and pass through the centre of the village and proceed along Park View where the racecourse is on the left. Bear left at the junction and continue straight signposted Haverthwaite/Ulverston to find Holly Cote being the fifth of the terraces located on the right hand side, pass the terraces to find parking clearly marked on the left.

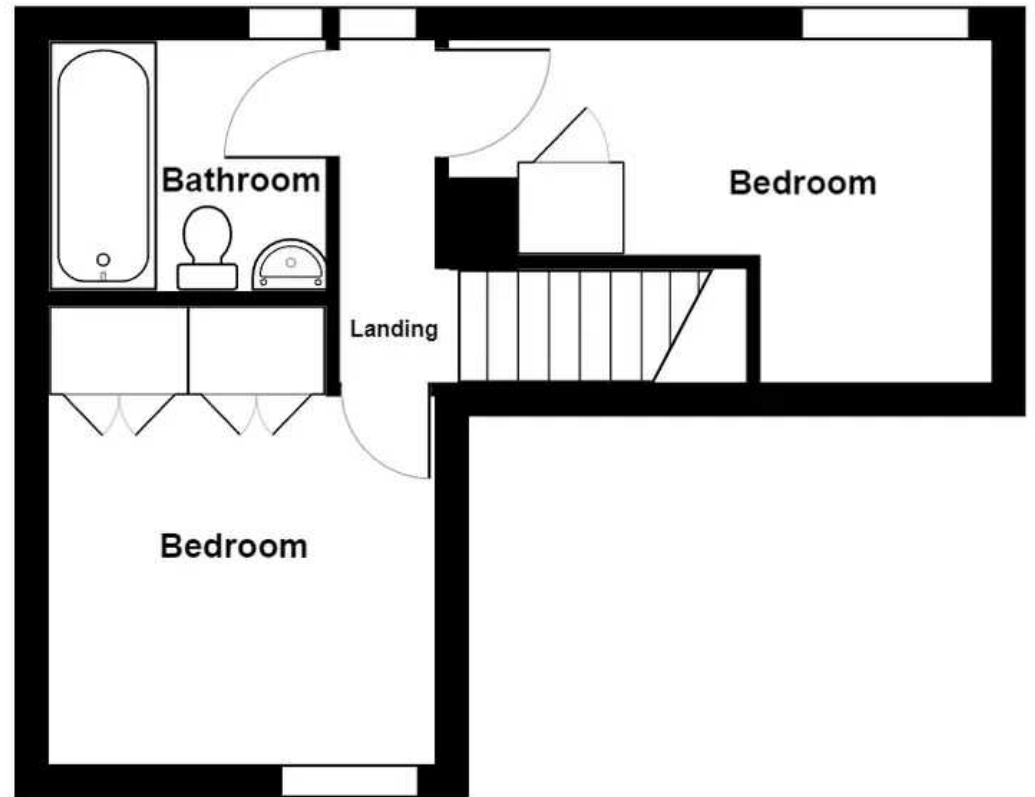
WHAT3WORDS: crows.explain.widget





Ground Floor

Holly Cote, Cartmel
Total Area: 49.1 m² ... 529 ft²
For illustrative purposes only - not to scale.
The position and size of features are approximate only.
© North West Inspector.



First Floor





THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**