



Cartmel

£220,000

Little Wren, Flat 6 Aynsome Manor Park, Aynsome Lane, Cartmel, Grange-over-Sands, LA11 6HH

What a delight!

A bijou, perfectly formed, beautifully presented converted stables, with bags of charm in the enviable village of Cartmel. Currently a very successful holiday let.

Comprising open plan Living Room and Kitchen, Bedroom, Bathroom, Shared Courtyard, Private Seating area and Parking Space. Early viewing highly recommended.

Quick Overview

Mid Terrace - 1 Bedroom
Open Plan Living Room and Kitchen - Shower Room
Edge of a highly sought after Village
Contents available subject to negotiations
Beautifully presented
Walks from the doorstep
Private seating area
Shared Courtyard
Private Parking Space
Standard Broadband speed 24mbps available*



1



1



1



E



24 Mbps

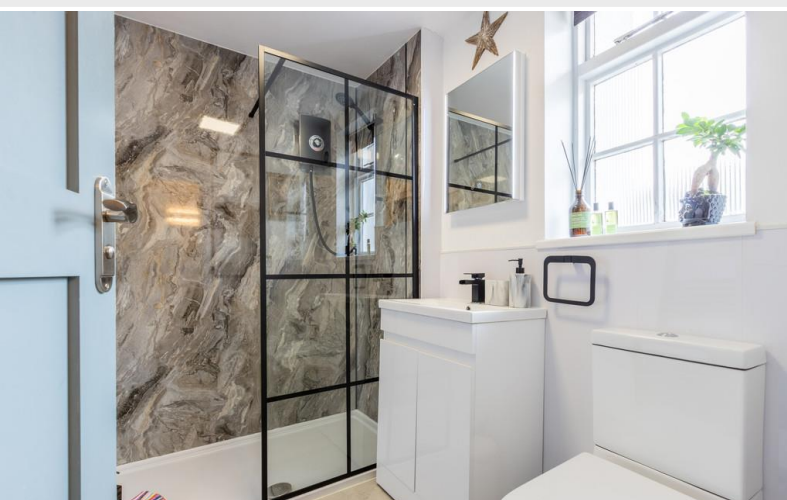


1 Parking Space

Property Reference: G2822



Entrance to Open Plan Living Room



Shower Room



Open Plan Living Room



Open Plan Living Room

Description Little Wren - just as delightful as it sounds!

Pretty, beautifully presented, tucked away, within walking distance of the highly sought after village of Cartmel, with private outdoor space, designated parking space and currently a very successful and lucrative holiday let - what on earth is the catch? - Easy!! There isn't one, not one!

We anticipate this will prove very popular indeed with so many superb positives. Reluctantly offered for sale due to a change in circumstances Little Wren can also come to you fully furnished subject to separate negotiation. Little Wren is a super lock up and leave second home, established holiday let or perhaps a permanent home for a couple or single person.

Formerly a Coach House and Stables, these individual properties are now converted into charming cosy residences set around an attractive shared courtyard.

The front door opens into the Entrance Vestibule with door to the living accommodation and door to the Shower Room which has a deep set window to the front and modern white suite with contemporary black fittings. Low flush WC, wash hand basin on a high gloss vanity unit and walk in shower.

The open plan Living Room and Kitchen is cosy and inviting and beautifully presented with exposed ceiling beams and stone work which add to the charm. Engineered oak flooring runs throughout and a multi pane window and door give a glimpse of the pretty private seating area to the rear. The open plan Kitchen provides breakfast bar seating for 2 and is fitted with white wall and base units. Integrated electric oven, fridge freezer and ceramic hob. Belfast style sink and slim-line dishwasher. Deep set window to the rear.

The Bedroom is a well proportioned double with a deep set window to the front and recessed wardrobe housing the electric boiler.

To the front of there is a lovely shared courtyard. To the rear is a garden area which runs the length of the properties on the row, each owning a piece outside their own back doors. This area is private and sheltered and is an added bonus with ample space for pots, a bench to enjoy the sun and maybe a glass of wine or al-fresco dining.

Within Aynsome Manor Park there are communal gardens/orchard and delightful duck pond. This superb location has rural country walks on the doorstep and the many attractions of the Lake District are within driving distance.

Location Situated in this most attractive and secluded country park, Little Wren is part of the conversion of a former Coach House and stables. Set around a pretty Courtyard and just a short walk from the picturesque village of Cartmel renowned not only for its famous Priory Church, Cartmel Races, Sticky Toffee Pudding and the award winning eateries including the famous L'enclume but also for its quaint architecture and ancient buildings. Within an easy commute of the delights and attractions of the Lake District National Park with the foot of Lake Windermere being just a 20 minute drive away.

Having left Cartmel, head Northwards in the direction of Newby

Bridge. Take the first left (signposted Aynsome), follow the road past the Aynsome Manor Hotel and take the first right into Aynsome Manor Park. The property is located in the cluster of traditional buildings on the right hand side.

Accommodation (with approximate measurements)

Entrance Vestibule

Shower Room

Open Plan Living Room 13' 8" x 13' 2" (4.17m x 4.02m)

Kitchen 11' 0" x 10' 7" (3.37m x 3.25m)

Bedroom 11' 10" x 9' 10" (3.63m x 3.00m)

Services: Mains water and electricity. Electric heating. Shared private drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Leasehold subject to the remainder of a 999 year lease dated the 01/07/1987. A copy of the lease is available for inspection.

Management Charges A service charge of £2,475 from April 2023 - Mar 2024 payable in 10 monthly installments and covers shared services, external decoration, communal lighting, upkeep of the grounds and sinking fund. There is also an additional service charge (for the Apartments) of £300 payable in 10 monthly installments.

Business Rates: RV: £1,300 - Small Business Rate Relief is currently in place.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/bucket.estimated.trial>

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

Holiday Letting & Accounts This property currently generated a gross income of £39,000 per annum for Oct 2022 - Oct 2023 are currently £33,859. The property is advertised through the following websites:- littlewrencartmel.co.uk, booking.com, Expedia and Airbnb.



Kitchen



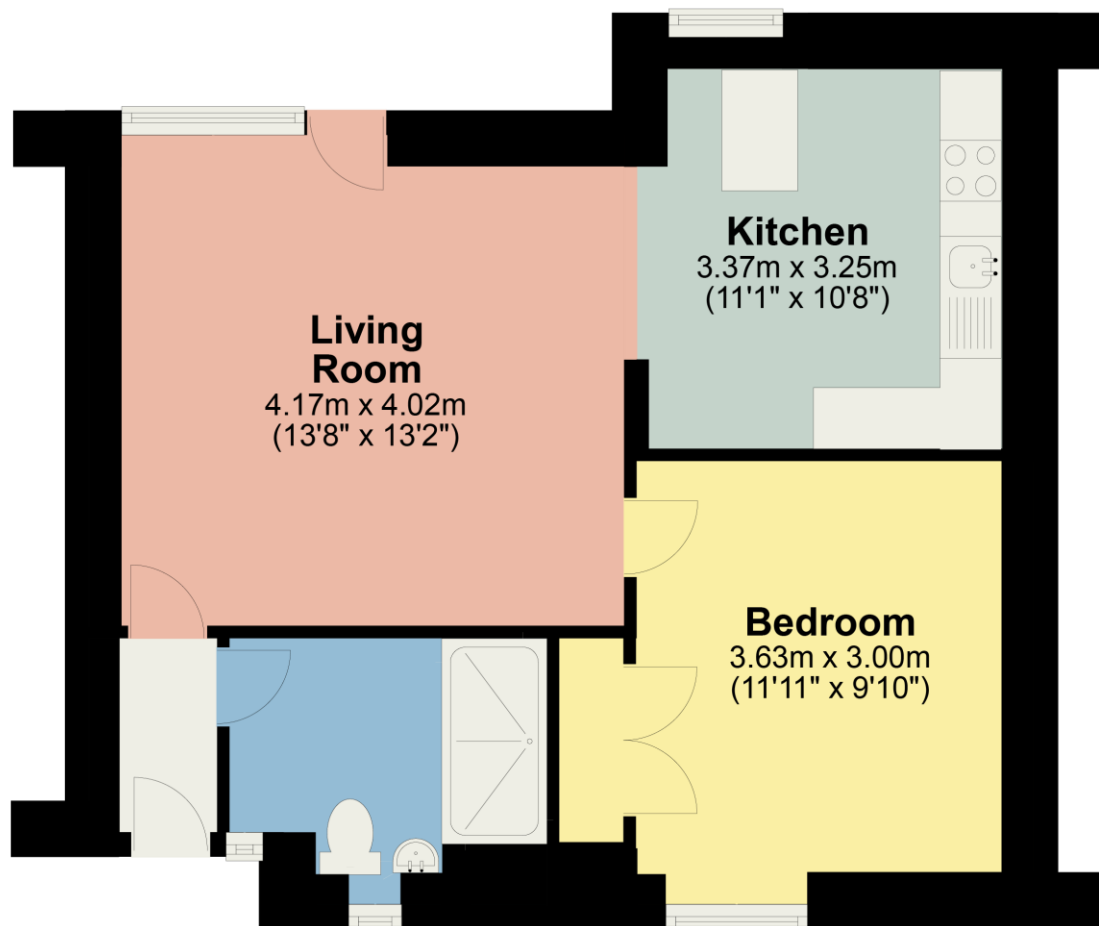
Bedroom



Sitting Area



Shared Courtyard



Total area: approx. 48.7 sq. metres (524.7 sq. feet)

For illustrative purposes only. Not to scale. REF: G2822

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 09/08/2023.

Request a Viewing Online or Call 015395 32301