



The Old Coach House, Grange-over-Sands



Dining Kitchen



Hall



Dining Kitchen

## The Old Coach House

£1,100,000

The Old Coach House  
Cavendish Street  
Cartmel  
Grange-over-Sands  
Cumbria  
LA11 6QA

Wow! What a splendid opportunity. This stunning Grade II Listed property offers so much. Firstly a beautifully presented, warm and inviting home, plus Garages/Workshops (with planning permission), Shop premises, generous, private, pretty Courtyard and Parking in this beautiful historic village! The house is arranged over 3 floors and comprises Spacious Entrance Hall, Dining Kitchen and Shower Room and Separate Shop on the Ground Floor; Gallery style Landing, Lounge, 2 Double Bedrooms, Roof Terrace and Bathroom on the First Floor and 2 further Bedrooms and spacious Hobbies Room/Study on the Second Floor; 3 x Garages/Workshops, Parking and Courtyard. Early viewing recommended.

**Description** The Old Coach House is quite a package, but still with lots of potential! It presents several different opportunities and will certainly provoke thought. In short it is a beautifully presented Grade II Listed home of character and charm with quality fixtures and fittings (more of this later), a spacious and currently let shop premises,

Garage/Workshop/Outbuildings (with planning permission), a spacious and picturesque Courtyard with the River Eea at the bottom and the all important and very elusive in Cartmel, Parking for 2/3 cars! All discretely hidden behind solid, high gates. Over the last years or so several improvements have been made such as full rewire of the outbuildings, carpets replaced on the first floor and re-decorated throughout.

The house is presented to an extremely high standard with tasteful décor, exceptionally high quality fittings including handmade bespoke Kitchen, hand crafted stair cases and windows - the quality can be felt as soon as you enter. Naturally, during the sympathetic and painstaking restoration stunning original features were exposed and celebrated. Deep set cottage style windows with either lovely ancient wooden window sills or window seats, thick curved walls and endless, magnificent wall and ceiling beams. All rooms are of very generous dimensions.

The main, wide front door opens into the Hallway which is warm and welcoming. Slate flagged floor and useful under stairs cupboard. Charming, solid wood, latch handle doors are fitted throughout. The Dining Kitchen is dual aspect with windows front and rear. The front has a window seat and the rear window looks into the Courtyard. The Kitchen cabinets are particularly attractive and of exceptional quality being



Shower Room



Gallery Landing



Lounge



Bedroom 1



Bedroom 2



Lounge

hand crafted from 'Elm' and completely bespoke which are complemented by the black granite worktops with inset stainless steel 'FRANKE' sink. Plumbing for dishwasher and washing machine, electric oven and gas hob. Space for fridge freezer. A vented cabinet houses the wall mounted gas central heating 'combi' boiler. Ample space for dining table.

The fully tiled Ground Floor Shower Room comprises modern white suite with corner shower enclosure, wall mounted wash hand basin and low flush WC. An

external door from the Dining Kitchen leads out to the Covered Boot Room area - this space could be developed or enclosed further to create a Utility Room perhaps? Two doors lead into the adjoining Garage and there is an opening to the Courtyard.

From the Hallway the beautiful, hand crafted stair case leads up to the fabulous Gallery style Landing. There is a high level window for extra light with charming original window sill.

The Lounge is an especially lovely room with triple aspect having windows to the front and rear with French doors to the side opening to a Juliet Balcony and French doors to the rear leading out onto the wonderful treat that is the roof terrace. The roof terrace is quite private and spacious enough for outdoor furniture and perhaps a pot plant or two. A super spot to enjoy morning coffee or an evening 'G & T'. The cosy yet generous lounge has an array of exposed beams, a superb stone fire place which houses the wood burning stove and very pleasing views



Bedroom 1

towards Cartmel Priory and Hampsfell in the background.

Bedroom 1 is a very spacious double room with window and window seat and French doors opening onto the roof terrace. Both providing super views of the Priory. Exposed beams. Bedroom 2 is also a generous double room with exposed beams and front aspect.

The Bathroom style is perfect for the era of the house with roll top, claw foot bath, large wall mounted wash

hand basin and WC with wooden top cistern flush. Exposed beams and frosted window. Half height wall panelling painted in soft grey.

From the Gallery Style Landing stairs lead up to the Second Floor. A large central room with an impressive array of exposed beams and two 'Velux' roof windows providing a versatile space (with some limited head height). There is great potential for many different uses - a Home Office perhaps? Hobbies room? Library? Teenagers Den? To either side of this space are the



Bedroom 2



Bathroom

final 2 Bedrooms. Both have lovely exposed beams, 'Velux' roof window and reduced head height. This floor could make a superb Master Suite or perhaps an enviable floor for a couple of teenagers - the choice is yours.



River Eea from Courtyard



Hobbies Room



Bedroom 3

Outside there are 3 Garage/Workshops. All recently rewired. All with good head height. All have power and light. The central garage has a chimney with potential to return to use. Excellent storage, excellent for the tinkerers or an excellent, secure home for a few vehicles (almost unheard of in Cartmel)! There is currently planning permission passed to alter the Garages into more workable space.

The good sized paved Courtyard really is special. Lots of space for outdoor entertaining with the river Eea running along the bottom edge. Securely enclosed with solid high gates it really is somewhat 'secret'. There is a gate to a picturesque, private bridge over the river. (The bridge is not owned by the vendors but there is no access for anyone else!).

Adjoining the property is the Shop premises. Essentially a good retail space but the bonus is warm, quirky, characterful feels! The shop has an excellent display window and slate flagged floor. One or two charming recesses in the walls and a door to the WC. The WC has a window to the rear, gorgeous cobbled floor and exposed stone walls. 2 electric heaters. The shop is currently let at £4800 per annum. The tenancy is currently on a month to month basis.

**Location** Tucked away privately just off The Square, The Old Coach House has a deceptively large footprint both inside and out.

Cartmel is a highly regarded village which has grown incredibly in popularity over recent years. It is a picture perfect English village with a handful of Public Houses, Coffee Shops, Tea Rooms and Independent shops. Cartmel is also known for its impressive architecture with the stunning 12th Century Priory and Gatehouse, Sticky Toffee Pudding, Cartmel Races and fine dining - in-fact, The Old Coach House is just next door to the famed L'Enclume Restaurant.

For a wider range of amenities, the nearest town of Grange over Sands is approx 5 minutes by car and provides Medical Centre, Railway Station, Library, Post Office and a range of Shops, Cafes and Tearooms.

Cartmel is very convenient to the Lake District National Park, the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway.



External



Shop



Shop



View of River Eea from Courtyard



Roof Terrace



Views

#### Accommodation (with approximate measurements)

Entrance Hall

Dining Kitchen 19' 3" x 14' 11" max (5.87m x 4.55m max)

Shower Room

Open Boot Room 14' 6" x 4' 5" (4.42m x 1.35m)

Gallery Landing

Lounge 19' 6" x 14' 1" max (5.94m x 4.29m max)

Bedroom 1 18' 2" x 9' 5" max (5.54m x 2.87m max)

Bedroom 2 14' 3" x 9' 11" (4.34m x 3.02m)

#### Bathroom

Play/Hobbies Room 20' 2" x 14' 4" max (6.15m x 4.37m max)

Bedroom 3 13' 7" max x 10' 1" (4.14m max x 3.07m)

Bedroom 4 13' 7" max x 9' 11" (4.14m max x 3.02m)

Garage 1 18' 3" max x 12' 3" max (5.56m max x 3.73m max)

Workshop 28' 2" max x 18' 3" max (8.59m max x 5.56m max)

Garage 2 15' 7" max x 11' 8" (4.75m max x 3.56m)

Shop 18' 8" x 16' 5" (5.69m x 5m)

#### WC

**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/> 26.1.24 not verified





Courtyard and Garages



Courtyard and Garages



Courtyard and Garages

**Note:** The Outbuildings must be used by the Occupier of The Old Coach House.

**Planning Permission:** PLANNING APPLICATION: SL/2020/0445 - Internal and external alterations and repairs to workshops/garages at the rear of The Old Coach House. Some works have commenced and plans available at the Grange Office.

**Shop Rent/Lease:** Currently let on a 'month to month' basis at a rental of £400 pcm but can be with vacant

possession upon completion.

**Council Tax** Band D. Westmorland and Furness Council

**Business Rates:** Shop RV: £7900.00 - Tenants responsibility

Workshop: £1725 - Amount Payable £563.26 2023/24

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

**What3words** <https://what3words.com/shame.fuzzy.flight>

**Energy Performance Certificate** The Commercial and Residential Energy Performance Certificates are available on our website and also at any of our offices.

**Anti-Money Laundering Regulations:** 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).

Viewing Notes:



Garage/Workshop



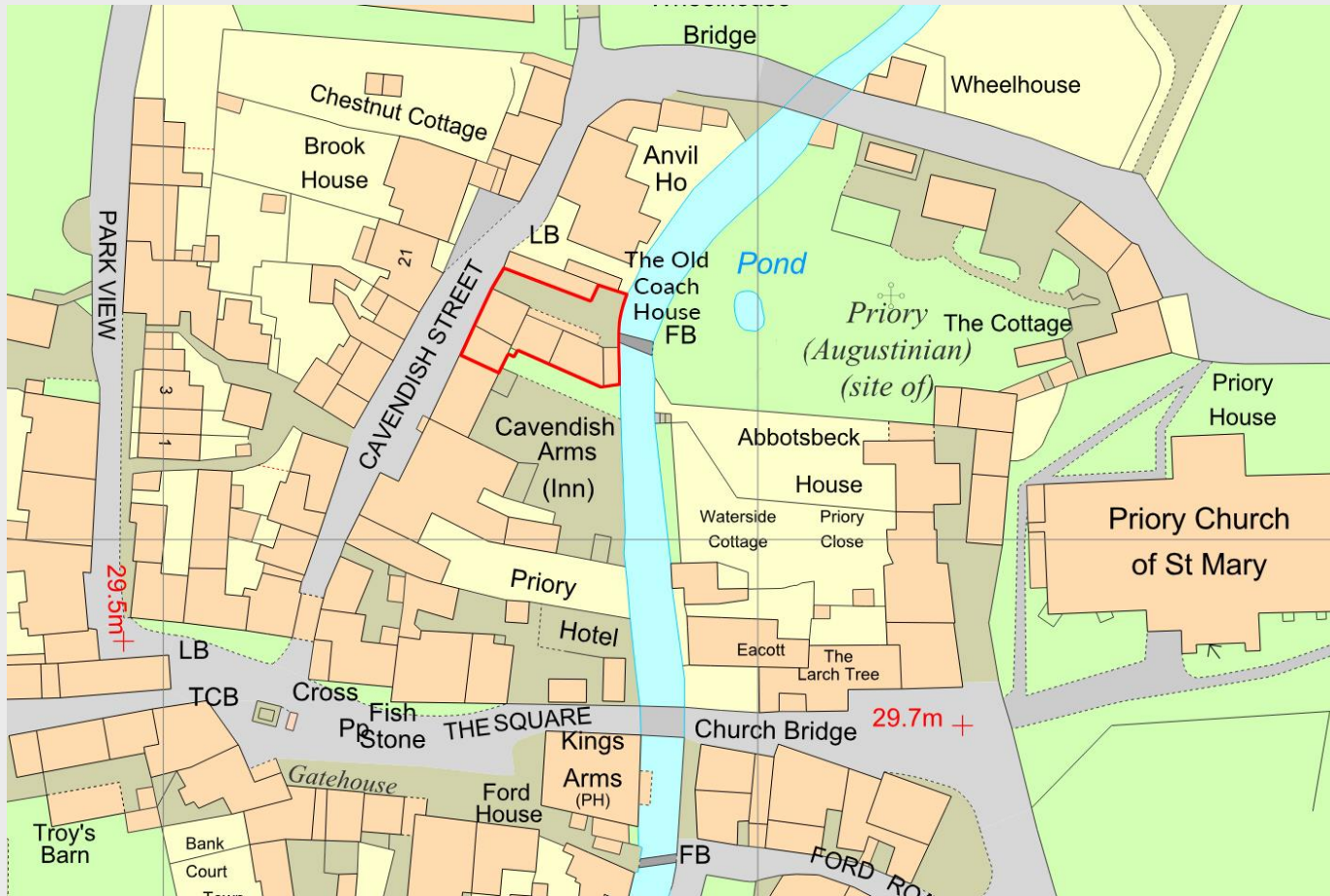
Garage/Workshop



Garage/Workshop



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF. G2870



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**Directions:**

To reach the property if travelling from Grange over Sands, turn right at the 'T' junction at the 'Pig & Whistle' pub then first left. Right at the end of 'The Causeway' then follow the round about, over the little bridge into The Square, turn right, under the archway (just in front of the Sticky Toffee Pudding Shop) and The Old Coach House can be found shortly on the right. Next door to the Cavendish Arms Public House.