



Field View, Cark In Cartmel

£450,000



Your Local Estate Agents **Thomson Hayton Winkley**





Field View

Cark In Cartmel

A fabulous, well proportioned modern detached house with beautiful views from the rear aspect built by the vendor and completed in 2016. The property is pleasantly located within Cark in Cartmel which has a thriving village community and includes a shop, two public houses, a railway station and the famous Holker Hall and gardens and is also conveniently placed for the many amenities available in both Cartmel village and Grange-over-Sands with the Lake District National Park, the market town of Kendal and road links to the M6 all being within easy reach.

The well presented accommodation, which has been finished to a high standard, briefly comprises a porch, entrance hall, sitting room, excellent dining kitchen, snug/playroom, utility room, cloakroom and garage to the ground floor. The first floor offers a master bedroom with en-suite, three further double bedrooms and a family bathroom.. The property benefits from double glazing and gas central heating with under floor heating to the ground floor. Outside there are well presented gardens and grounds together with ample off road parking.



- Detached house
- Utility room
- Two reception rooms with one having a multi fuel stove
- Double glazing and gas central heating
- Excellent dining kitchen
- Gardens and patio
- Four double bedrooms
- Far reaching views
- Family bathroom, en-suite and cloakroom
- Garage and ample parking

GROUND FLOOR

PORCH

6' 4" x 5' 9" (1.92m x 1.75m)

Both max. Double glazed door, two double glazed windows, tiled flooring, underfloor heating.

ENTRANCE HALL

12' 6" x 8' 0" (3.81m x 2.44m)

Both max. Double glazed window, tiled flooring, underfloor heating.

SITTING ROOM

16' 5" x 15' 4" (5.00m x 4.68m)

Both max. Double glazed French doors to terrace, two double glazed windows, multi fuel stove to feature inglenook fireplace, underfloor heating.

DINING KITCHEN

24' 0" x 12' 11" (7.32m x 3.94m)

Both max. Double glazed door to garage, two double glazed windows, excellent range of base and wall units, sink, built in oven, grill and microwave, induction hob with extractor hood over, breakfast island, integrated fridge, freezer and dishwasher, recessed spotlights, under wall unit lighting, tiled flooring, underfloor heating.

SNUG/PLAYROOM

15' 2" x 7' 3" (4.63m x 2.22m)

Both max. Double glazed window, underfloor heating.

UTILITY ROOM

8' 2" x 7' 6" (2.48m x 2.28m)

Both max. Double glazed door, excellent range of base units, stainless steel sink, plumbing for washing machine, space for tumble dryer, tiled flooring, underfloor heating.

CLOAKROOM

7' 5" x 3' 3" (2.25m x 1.00m)

Both max. W.C. and wash hand basin to vanity, extractor fan, tiled flooring, underfloor heating.



FIRST FLOOR

LANDING

14' 6" x 3' 5" (4.43m x 1.05m)

Both max. Double glazed window, loft access.

BEDROOM

13' 0" x 12' 0" (3.96m x 3.66m)

Both max. Double glazed window, radiator.

EN-SUITE

9' 10" x 3' 7" (2.99m x 1.09m)

Both max. Double glazed Velux window, heated towel radiator, W.C. wash hand basin to vanity with tiled splash back and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, tiled flooring.

BEDROOM

15' 4" x 10' 10" (4.68m x 3.29m)

Both max. Double glazed window, radiator.

BEDROOM

13' 1" x 13' 0" (3.99m x 3.95m)

Both max. Double glazed window, radiator.

BEDROOM

13' 1" x 10' 9" (3.98m x 3.28m)

Both max. Double glazed window, radiator.

BATHROOM

9' 9" x 7' 5" (2.98m x 2.25m)

Both max. Double glazed window, heated towel radiator, W.C. wash hand basin to vanity with tiled splash back, bath with mixer shower and tiled splash back and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, tiled flooring.





OUTSIDE

The property has well maintained surrounding gardens and grounds which include a generous lawn, paved terrace, decorative slate chipping borders, raised flower bed, water supply and an excellent quality dog kennel with lighting, power and an attached pen.

GARAGE

19' 11" x 12' 2" (6.09m x 3.71m) Fob operated roller shutter door, double glazed pedestrian door, double glazed window, gas central heating boiler, wood burning stove, light and power, fitted workbench.

EPC RATING B

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND B

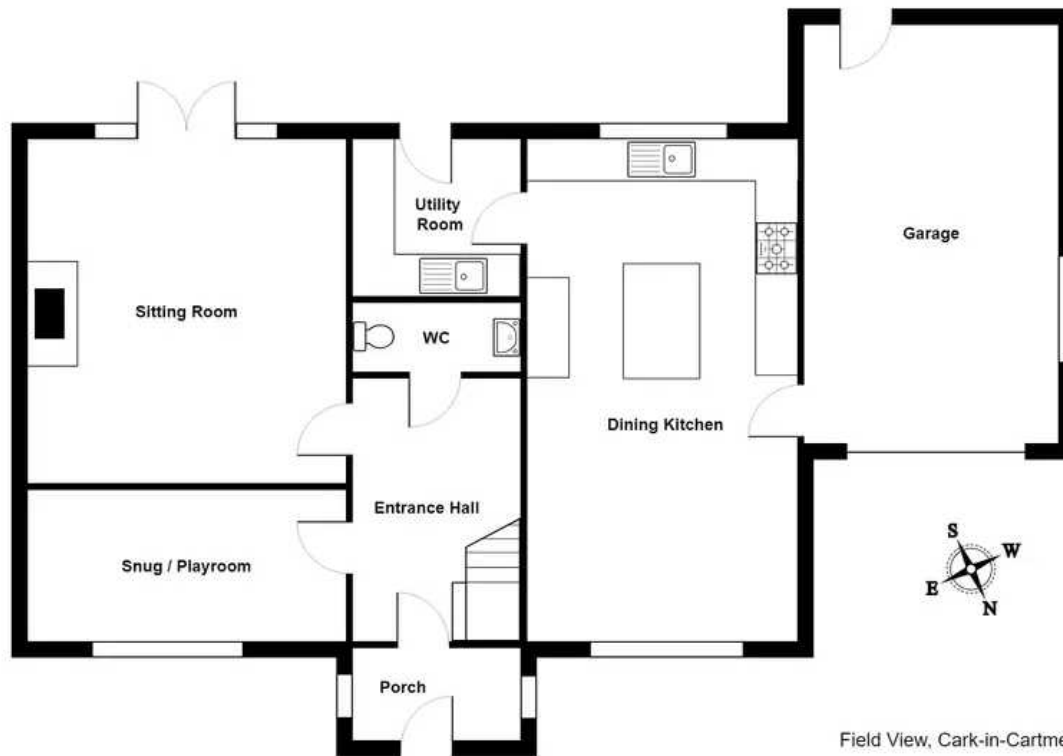
TENURE: FREEHOLD

DIRECTIONS

From Grange over Sands proceed along the B5277 through Allithwaite, Flookburgh and into Cark-in-Cartmel. Turn left just before The Engine Inn and take the first left. Field View is then located on the corner to the left.

WHAT3WORDS: promotes.tracks.handlebar





Ground Floor



First Floor

Field View, Cark-in-Cartmel

Total Area: 190.0 m² ... 2045 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



THW Estate Agents

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

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



Your Local Estate Agents **ThomsonHaytonWinkley**

