



Woodland, Cartmel Fell

£475,000 Freehold



Your Local Estate Agents **Thomson Hayton Winkley**



Woodland

Cartmel Fell, Grange-Over-Sands

A well proportioned barn conversion pleasantly located in the countryside just outside of Grange-over-Sands with local towns and villages surrounding with many amenities to hand. With views over Whitbarrow Fells, located in the National Park and world heritage centre. The property offers easy access to transport services and road links to the rest of the Lake District National Park.

The well presented accommodation briefly comprises an entrance hall, sitting room with multi fuel stove, kitchen, breakfast room, and cloakroom to the ground floor. The first floor offers a snug, three bedrooms, one having an en-suite and a bathroom. The property benefits from double glazing and private water supply. B4RN super fast broadband Internet connected to the property.

Outside offers delightful gardens to the front with a garage for one vehicle and other ample parking.

Council Tax band: E

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

12' 1" x 3' 6" (3.69m x 1.07m)

Both max. Double glazed door, double glazed windows.

SITTING ROOM

18' 3" x 17' 11" (5.57m x 5.45m)

Both max. Three double glazed windows, two storage heaters, multi fuel stove to traditional feature fireplace. Exposed Timbers

KITCHEN

12' 8" x 11' 8" (3.86m x 3.55m)

Both max. Double glazed window, storage heater, good range of base and wall units, stainless steel sink, integrated oven ,grill and microwave, electric hob with extractor/filter over, integrated appliances including fridge and freezer, washing machine, tiled splashbacks, tiling to floor.

Dining Area

12' 5" x 7' 1" (3.78m x 2.17m)

Both max. Double glazed French doors, double glazed windows, storage heater. Karndean flooring.

CLOAKROOM

4' 4" x 3' 8" (1.31m x 1.12m)

Both max. Heater towel radiator, W.C. wash hand basin, extractor fan, fully tiled walls.

HALLWAY

11' 9" x 9' 0" (3.57m x 2.75m)

Both max. Storage Heater, understairs cupboard.





FIRST FLOOR

BEDROOM

15' 0" x 10' 11" (4.58m x 3.33m)

Both max. Double glazed window, storage heater.

BEDROOM

15' 0" x 10' 11" (4.58m x 3.33m)

Both max. Double glazed window, storage heater, built in Hammond wardrobe, dresser and headboard.

EN-SUITE

11' 4" x 6' 10" (3.45m x 2.08m)

Both max. Double glazed roof window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower, fully tiled walls, extractor fan.

BEDROOM/STUDY

10' 6" x 10' 1" (3.21m x 3.08m)

Both max. Two double glazed windows, Fitted electric heater

SNUG

9' 8" x 7' 2" (2.95m x 2.18m)

Both max. Velux Window, feature stone wall, balcony.

BATHROOM

9' 7" x 6' 9" (2.91m x 2.06m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, extractor fan, fully tiled walls.

LANDING

10' 11" x 3' 5" (3.32m x 1.03m)

Both max. Velux window, storage heater, cupboard housing new water cylinder 2022.

EPC Rating D

SERVICES

Mains electric, private water supply, private sewerage system.





GARDEN

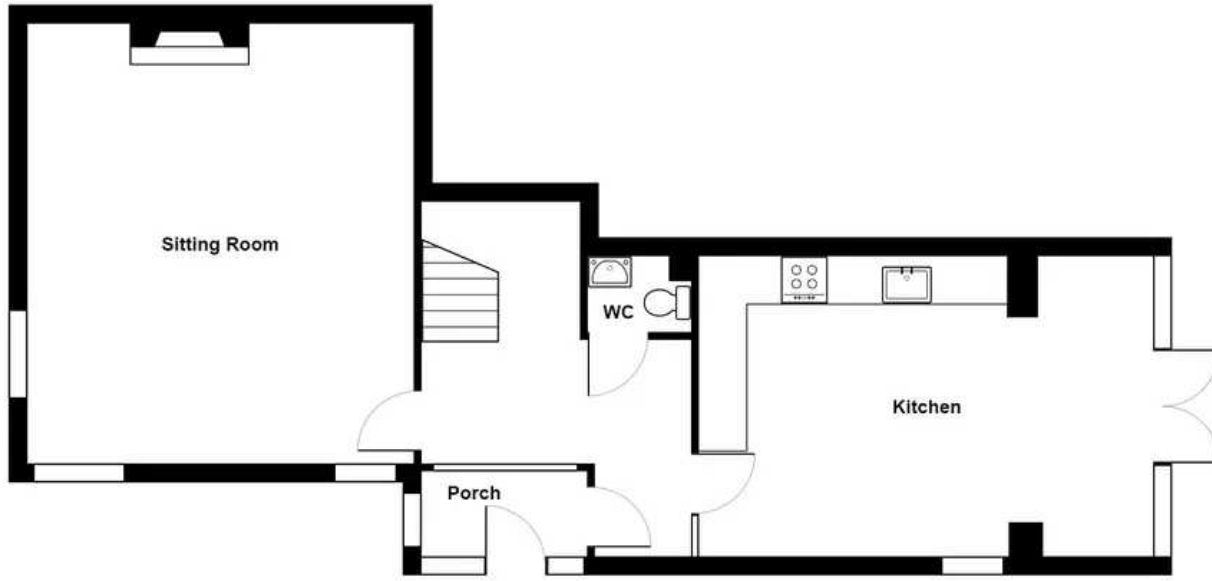
A low maintenance patio garden to the front with established shrubs. A garden is situated across from the property with well established trees and shrubs, Terraced Views and a gravelled path.

GARAGE

Single Garage

17' 10" x 10' 3" (5.46m x 3.14m) Electric up and over door, double glazed window, light and power





Ground Floor

Woodland, Cartmel Fell, Grange-Over-Sands

Total Area: 129.4 m² ... 1393 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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First Floor



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