

Total area: approx. 117.4 sq. metres (1263.5 sq. feet)



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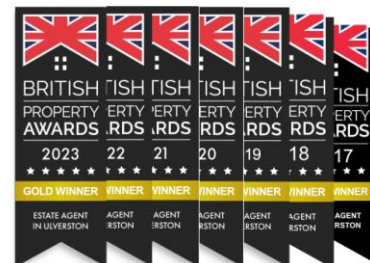
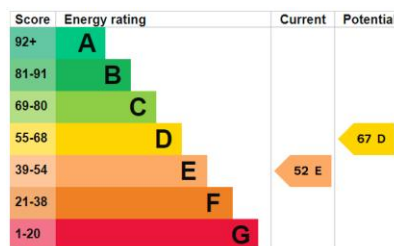
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GARAGE & PARKING



Estate Agency Act 1979

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**The Dell, Low Row, Cark In Cartmel,
Grange-over-Sands, LA11 7PD**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Charming and extremely well presented modern home situated in a quiet backwater to the edge of the village of Cark-in-Cartmel. This beautifully presented property will be appreciated upon inspection and offers comfortable accommodation with uPVC double glazing and gas fired central heating system. Comprising of entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and modern bathroom. Pleasant sloping gardens with patio seating, useful timber garden room, off road parking and under house garage with utility space. Positioned to offer easy access to Cark and its amenities including Pub, Shop and Railway Station, and offers a great base for exploring the Cartmel Valley, Grange over Sands and Southern Lake District, as well as being in commuting distance to Barrow-in-Furness and Ulverston. A superb home suited to a range of buyers with early viewing both invited and recommended.



DIRECTIONS

On entering Cark from the Holker Hall direction, drop down the hill and with the Engine Inn Public House on the right, turn immediately right and follow the narrow road and with the river and cottages on the right turn over the bridge and The Dell is the last property on the right.

The property can be found by using the following "What Three Words"

<https://what3words.com/factor.nutty.snapper>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.





Accessed through a feature composite door with leaded central pane and long windows to either side opening into:

ENTRANCE HALL

Wood grain engineered style flooring, modern grey column radiator and short flight of steps leading to lounge. Modern wooden internal doors to bedrooms, bathroom and loft access.

LOUNGE

12' 2" x 17' 3" (3.72m x 5.27m)

Two uPVC double glazed windows to front with fitted wooden blinds offering a lovely aspect towards Ark House and the surrounding countryside. Attractive, fireplace with wooden mantel shelf and flagged hearth featuring electric log flame stove. Engineered style wooden flooring, grey modern panel radiator, coving to ceiling, power sockets, including sockets with USB charger points, TV aerial, broadband point and modern wooden door to kitchen/diner.

KITCHEN/DINER

17' 1" x 9' 10" (5.22m x 3.02m)

Kitchen Area

Fitted with an attractive range of base, wall and drawer units with modern metallic bar handles, pelmet lighting, slate shaded work surface incorporating one and a half bowl, stainless steel sink and drainer with mixer tap and island divide. Integrated appliances include built in fridge freezer, double oven and grill, dishwasher. Window and door to conservatory to rear, laminate tile effect flooring, ceiling light point.

Dining Area

Tall column radiator, connecting door to conservatory and inset lights to ceiling.

CONSERVATORY

16' 0" x 8' 7" (4.90m x 2.62m)

PVC double glazed construction with glass pitched roof, tiled floor, wall light point and power socket. Sliding patio door to side patio garden.



BEDROOM

13' 10" x 9' 10" (4.22m x 3m)

Double room with range of built in bedroom furniture comprising of two double wardrobes, bedside units and bridging units. UPVC double glazed window to side with fitted blind having a pleasant aspect to the side garden and beyond, with glimpses of the river Eea beyond. Radiator, ample power sockets and ceiling light point.

BEDROOM

12' 3" x 9' 9" (3.74m x 2.99m)

Double room with dual aspect, uPVC double glazed windows both with fitted blinds to front and side. The front window offers a pleasant aspect towards Ark House and the side window again offering an aspect down the lane and the river beyond. Radiator, power sockets and ceiling light point.

BEDROOM

9' 3" x 6' 7" (2.83m x 2.02m)

Single room with uPVC double glazed window to front with fitted blind, radiator and ceiling light point.

BATHROOM

9' 8" x 7' 9" (2.96m x 2.38m)

Modern three piece suite in white comprising of vanity unit with chrome handles and white surfacing concealed cistern and push button flush WC and wash hand basin with mixer tap, Spa bath with mixer tap and over bath shower with flexi track spray and shower curtain pole. Wood grain effect laminate flooring, tall chrome ladder style towel radiator, inset lights to ceiling, tiled walls and flooring. Extractor fan, double fronted bathroom cabinet with lighting, door to airing cupboard with shelving and two uPVC double glazed windows.

EXTERIOR

Drive with entry shared with the neighbouring property leading to the under-house garage. To the left is gated access to the front garden with steps to the front door. The front garden has grassed areas with mature shrubs and bushes and path leading to the side garden.

From the side driveway are a set of steps with gate area with timber summerhouse and mature, well stocked borders along the perimeter with stone wall behind. This leads to the side garden where there is an excellent garden room which is well presented with glazed front, set of double doors, LAN cable, electric light, power and small bar to the corner. It offers a pleasant outdoor seating and entertaining space and looks to the side garden which is laid to lawn with mature shrubs and bushes.

GARAGE

22' 3" x 17' 3" (6.78m x 5.26m) widest points

Double width roll electric roller door. Partially partitioned to create a workshop area to the rear, recess and plumbing for washing machine, wall mounted Worcester Bosch gas boiler for the central heating and hot water systems. Ceiling light points, WC and wash hand basin.