



Cark In Cartmel

£495,000

The Hawthorns, Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7PE

What a lovely property! The Hawthorns is a detached, modern, spacious home which is presented to a high standard throughout and tucked away peacefully in this popular village.

Comprising Dining Area, Utility Room, Cloakroom, Kitchen, Lounge, Conservatory, 3 Double Bedrooms (2 En-Suite) and Shower Room. Detached Office, Garden Store, attractive Gardens and Parking. Early viewing highly recommended.

Quick Overview

Detached - 3 Double Bedrooms

3 Receptions - 3 Bathrooms

Lovely Village Location

Detached Office and Garden Store with 2 Store Rooms off

Delightful Conservatory

Extensively upgraded within the last 2 years

Beautiful walks from the doorstep

Presented to a high standard throughout

Parking for 3 vehicles

Superfast Broadband speed 64mbps available*



3



3



3



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64 Mbps



Parking for 3 vehicles

Property Reference: G2883



Cloakroom



Dining Room



Kitchen



Lounge

Description: Built in 1996 and owned by the current vendors for three years, The Hawthorns is a super detached modern family home. The new owners of this super property will be very lucky indeed! Not only is the property spacious with delightful gardens and separate office (very sought after in this day and age) but it has also been extensively upgraded.

The stunning Kitchen, 2 Bathrooms and Cloakroom, wood burner, central heating boiler, internal downstairs doors, décor, floorings etc are all brand new in 2021/22. The house has been tastefully decorated throughout including engineered oak flooring, new carpets and floorings etc. All done with the vendors intention of creating a beautiful home.

From the Covered Entrance the front door opens into the impressive and spacious Dining Area with attractive engineered oak floor running throughout. There is a good sized under stairs storage cupboard with further eaves storage at the back and a separate recently installed Cloakroom. The Cloakroom is modern with low flush WC with concealed cistern and small wash hand basin on a vanity unit. The Utility Room is to the left of the front door - next to the Kitchen and has an additional external side door. There is a stainless steel sink unit, space and plumbing for washing machine, tumble drier.

The Kitchen - wow - what a treat! As previously mentioned the Kitchen was replaced in 2021/22 and what a Kitchen it is! This stunning, very unusual and contemporary Kitchen has streamline base cabinets in a textured metallic midnight colour (with rose gold detail) and cashmere high gloss wall units. The white worktops are high quality quartz with a deep 1½ bowl sink with very attractive matt brass mixer tap. The integrated appliances include dishwasher, fridge freezer, double oven and ceramic induction hob with extractor. The room has a dual aspect and has contrasting wood effect LVT (Luxury Vinyl Tiles) flooring. The electric circuit box was renewed at the time the kitchen was installed.

The Dining Hall is open to the Lounge which is very spacious. A dual aspect room with a continuation of the flooring and a lovely focal point is the recently installed wood burning stove with slate hearth. Double doors lead into the Conservatory which is a useful additional room and is peaceful with pleasing views onto the patio - currently with a stunning Wisteria!

The stairs from the Hallway have a large window at the half landing which allows lots of natural light and the gallery style landing is spacious with access to the Bedrooms and Bathroom. Bedrooms 1 and 2 are both larger than the average double with Bedroom 1 boasting a sizeable walk in wardrobe and recently replaced modern en-suite Shower Room. Bedroom 2 is of a similar size, has two recessed wardrobes and large En-Suite Bathroom. Bedroom 3 is a further double Bedroom. The family Shower Room is also almost brand new and is of attractive modern design with large neutral, stone effect wall and floor tiles, WC with concealed cistern, wash hand basin on a vanity cabinet and double, walk in shower.

Outside is the superb Home Office - currently used as an office/consulting room. There is a large main room with window and slate tiled floor and store room off. To the rear there is a Garden Store ideal for housing the garden equipment. Perhaps with the relevant planning consents this could become an annex for a



Kitchen



Lounge



Conservatory



Bedroom 1 Ensuite Shower Room



Bedroom 3



Family Bathroom

dependent relative/Teenage Den or maybe even a bijou air bnb?

The Gardens are no less appealing than the house and catches the sun all day in the summer until approximately 8.30pm in mid summer. The gardens wrap around the rear of the house with secure gates at either side. A sunny patio sits just outside the Conservatory, it is not overlooked and is a lovely spot to enjoy outdoor dining or a 'G & T'. A slope leads up from the greenhouse to the main garden which is elevated and very pretty - there is a good sized area of lawn with deep, well stocked colourful borders and a little further on is a gravelled area with small veggie plot. Steps lead down to the other side of the house - this area has a shaded garden, well stocked with a variety of plants and bushes. Near the back gate there is an area for the bins and recycling.

The gravelled driveway entrance is shared with one other property - it is then divided and provides private parking for 3 vehicles.

Location: The location of The Hawthorns is pretty idyllic within a stones throw of the River Eea. This lovely home is tucked away in a peaceful location with no passing traffic. Cark is a popular village with a Village Pub, convenience store, Garden Centre and Railway Station which provides good connections to Manchester Airport and the west Cumbrian coastline. The local primary school is at Flookburgh and the secondary school is at Cartmel.

The small, highly regarded picturesque village of Cartmel with its fine dining, country Pubs, 12th Century Priory, Cartmel Races and Sticky Toffee pudding is approximately a 5 minute car journey (or decent walk) and Grange, with a wider range of amenities is under 10 minutes by car.

If travelling from Grange-over-Sands either via Flookburgh or Cartmel, locate the Engine Inn in the centre of the village. Take the lane immediately to the left of the Inn. After about 400 yards bear right over the bridge and turn left. Keep left and follow the road and take the left turn over the small pretty stone bridge. Take the first left turn, keep left and The Hawthorns can be found just ahead.

Accommodation (with approximate measurements)

Reception/Dining Hall 12' 6" x 10' 3" (3.82m x 3.14m)

Dining Kitchen 16' 11" x 10' 9" (5.16m x 3.28m)

Utility Room 7' 0" x 6' 9" (2.14m x 2.08m)

Cloak Room

Lounge 19' 10" x 14' 8" (6.07m x 4.49m)

Conservatory 9' 6" x 9' 6" (2.92m x 2.91m)

Bedroom 1 13' 2" x 11' 9" (4.01m x 3.58m)

En-Suite

Bedroom 2 15' 1" x 10' 8" (4.6m x 3.26m)

En-Suite

Bedroom 3 12' 9" x 7' 8" (3.89m x 2.36m)

Bathroom

Detached Office 14' 6" x 11' 10" (4.42m x 3.61m)

Store off 11' 10" x 5' 10" (3.62m x 1.80m)

Garden Store 8' 9" x 8' 0" (2.67m x 2.44m)

Greenhouse 9' 10" x 6' 2" (3m x 1.89m)



Bedroom 1



Bedroom 2



Patio Area



Office



Garden

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. Combi boiler replaced in 2021.

Tenure: Freehold. Vacant possession upon completion.

Checked on <https://checker.ofcom.org.uk?> 15.5.23 not verified

Council Tax Band F. Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/toads.radio.thuds>

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

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1000-£1100 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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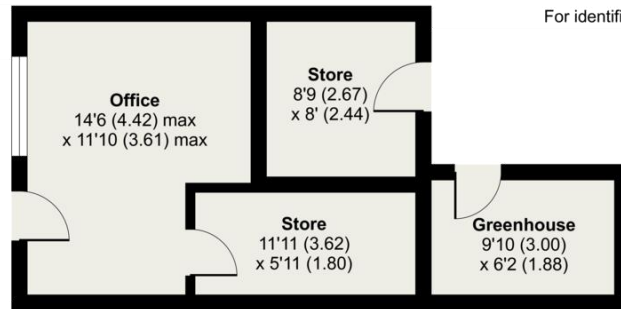
Cark In Cartmel, Grange-Over-Sands, LA11

Approximate Area = 1696 sq ft / 157.5 sq m

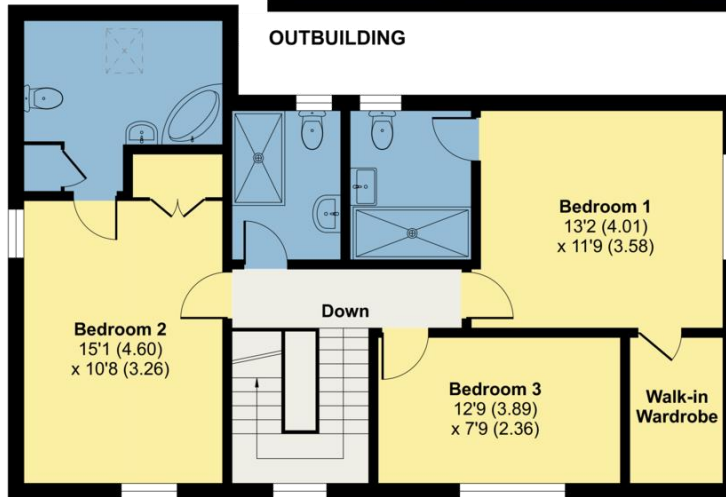
Outbuilding = 353 sq ft / 32.7 sq m

Total = 2049 sq ft / 190.2 sq m

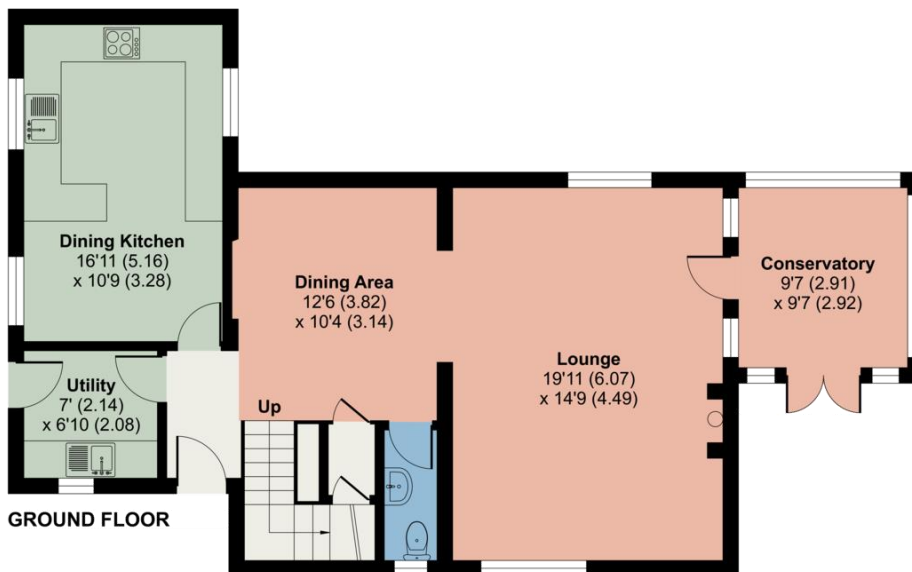
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1100001

A thought from the owners - The Hawthorns is a well proportioned, light and spacious home. It is ideal for relaxing, working from home or entertaining guests. ...

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