



Cartmel

£430,000

The Old Telephone Exchange, Aynsome Road, Cartmel, Grange-over-Sands, Cumbria, LA11 6PS

A fabulous 2 Bedroom Detached House located on the edge of this popular Village (formerly the Telephone Exchange) and converted in 1992/93 with Parking for 2 cars and low maintenance Garden/Patio Area.

Currently a successful Holiday Let and is tastefully presented comprising Open Plan Living/Dining/Kitchen and Bathroom on the Ground Floor and 2 Double Bedrooms on the First Floor.

Internal inspection strongly recommended. No Upper Chain.

Quick Overview

Detached - 2 Double Bedrooms
 Open Plan Living/Dining/Kitchen - 1 Bathroom
 Edge of sought after village location
 Super countryside views to rear
 Low maintenance outdoor space
 Highly successful holiday let
 Beautifully presented throughout
 Low Maintenance Garden
 Parking for 2 cars
 Superfast Broadband - speed 80mbps available*



2



1



1



E



80 Mbps



Parking for 2 cars

Property Reference: G2885



Open-Plan Ground Floor



Woodburning Stove



Kitchen



Open-Plan Ground Floor

Description As the name suggests this property was a former Telephone Exchange and was purchased by the current vendors in 1989. Shortly afterwards (1990) they cleverly converted the building into the cosy inviting property it is today. Currently a successful holiday let you certainly would not be disappointed to arrive here for a week or two!

This property will most certainly be of interest to those seeking a holiday let or bolt-hole. It benefits from some low maintenance outdoor space which is not overlooked and enjoys wonderful country views towards Hampsfell. A further huge bonus is the parking for 2 cars!! In Cartmel!

The property is cosy, relaxed and welcoming with an excellent use of space and some charming countryside views. The attractive composite red front door opens into the enclosed Porch with double glazed windows to either side and quarry tiled floor. A half glazed door opens into the Open-Plan Living/Dining and Kitchen Area which is a lovely space and is light and bright with wide board wood effect flooring and several cottage style windows. There is ample space for both lounge and dining furniture and a super wood burning stove with slate hearth and ornate mantel over which adds to the homely, cosy feel. A striking, wrought iron spiral staircase leads up to the First Floor. To the rear of the Living/Dining Area is the Kitchen and Bathroom.

The Kitchen enjoys super views to open countryside and towards Hampsfell and has an external side door leading directly to the outdoor space. Furnished with a range of light blue wall and base cabinets with wood effect work-surface, 1½ bowl stainless steel sink unit, built-in electric oven and gas hob, integrated fridge and slimline dishwasher.

A useful Utility Cupboard has plumbing for a washing machine and houses the gas central heating boiler. A door opens in to the Bathroom which is modern with frosted rear window, tasteful neutral tiling and a 3 piece suite comprising WC, 'P' shaped bath with shower over and wash hand basin with vanity light over. Chrome towel rail.

The spiral staircase leads up to the landing with 'Velux' window and storage cupboard (potential to add an additional WC - subject to relevant planning permissions). The 2 Bedrooms are both doubles, with eaves storage, side windows and charming, feature round windows in the gable ends. Bedroom 1 also has a wash hand basin.

Outside there is a narrow strip of grass and paved pathway. The outside area is accessed from the kitchen and from a side gate and is enclosed by a fence and hedge so secure for dogs. It is not overlooked and enjoys superb, open country views. Plenty of space for outdoor dining or an evening glass of wine! To the other side of the property a pathway leads to a small log store.

Private Parking is provided for 2 cars on the driveway to the front of the property.



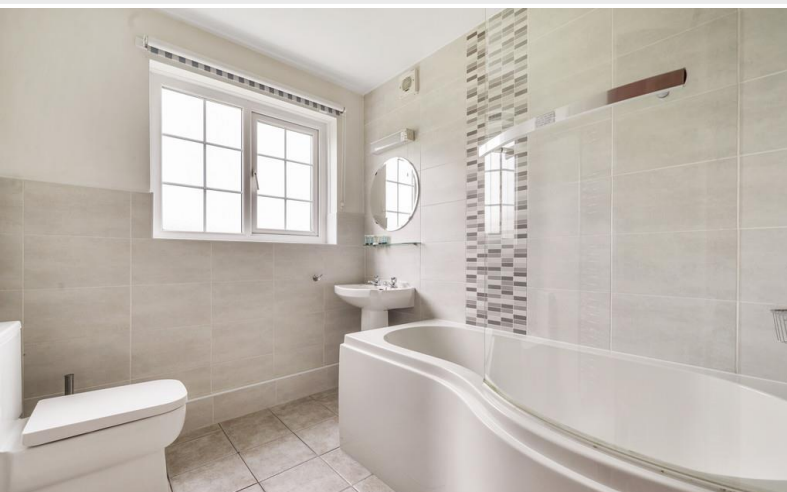
Openplan Ground Floor



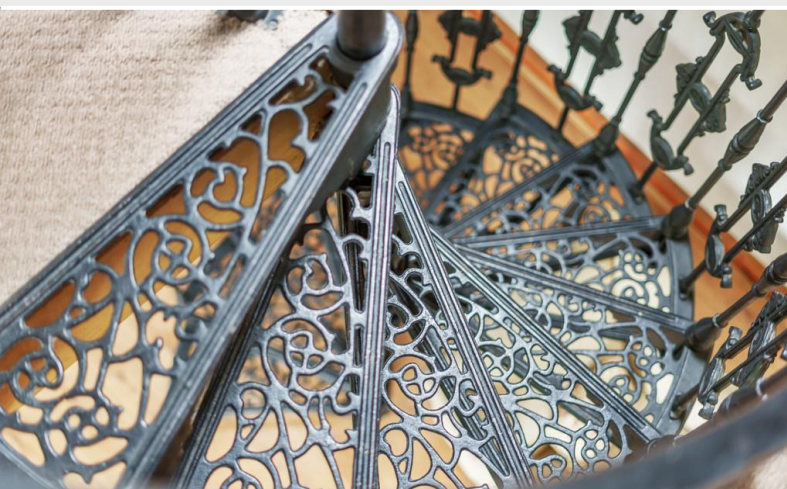
Kitchen



Open-Plan Ground Floor



Bathroom



Spiral Staircase



Bedroom 1

Location Located on the edge of the village, but within easy walking distance of this historic and picturesque village providing level access to the Public Houses, Restaurants and independent Shops. The local Primary and Secondary Schools are a little further down the road. This medieval village is renowned not only for its famous Priory, Gatehouse and their associated monastic architecture but in more recent times for the popular 'Cartmel Races', Annual Agricultural Show, Cartmel Sticky Toffee Pudding and 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 good 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 at Junction 36.

To reach the property if travelling from Grange over Sands, turn right at the 'T' junction at the 'Pig & Whistle' pub and follow the road past the Primary School. The Old Telephone Exchange is found shortly on the right hand side, being the last property before the open fields.

Accommodation (with approximate measurements)

Entrance Porch

Open-Plan Living/Dining/Kitchen 21' 7" x 13' 10" (6.58m x 4.22m) plus Kitchen 11' 5" x 6' 10" (3.48m x 2.08m)

Bathroom

Bedroom 1 13' 11" x 10' 3" max (4.24m x 3.12m max)

Bedroom 2 12' 2" x 10' 5" (3.71m x 3.18m)

Services: Mains water, electricity and gas. Gas central heating to radiators. Septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 23.3.24 not verified

Business Rates: £1925. Currently subject to small business rate relief.

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

What3words: <https://what3words.com/golden.advancing.gender>

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

Holiday Letting: Currently let through 'Pass the Keys'. Figures available to interested parties once they have viewed.



Bedroom 1



Bedroom 2



Views



Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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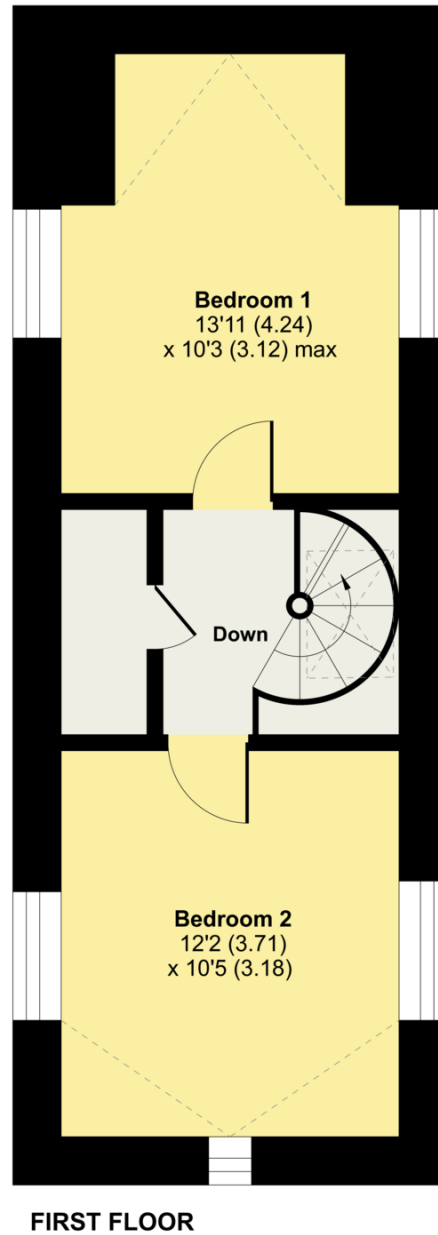
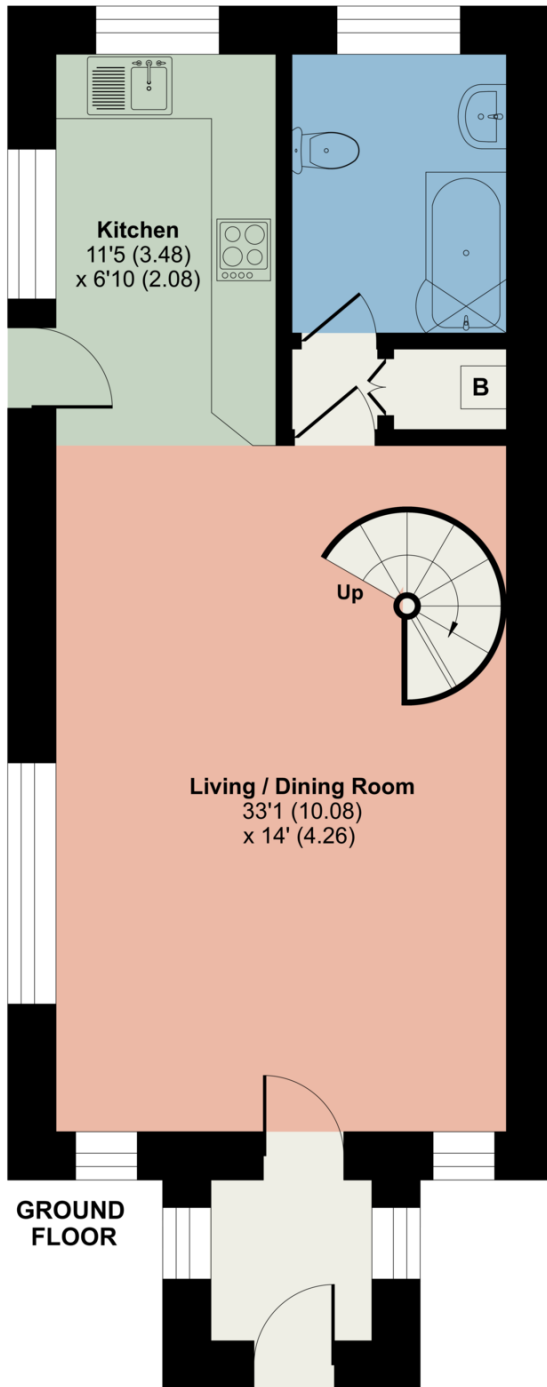
Denotes restricted head height

Approximate Area = 803 sq ft / 74.6 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Total = 854 sq ft / 79.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1102239

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