



# Cartmel

**£635,000**

Devonshire House, Devonshire Square, Cartmel,  
Grange-over-Sands, Cumbria, LA11 6QD

Devonshire House is far from the average Mid Terrace Home, this immaculately and tastefully presented chain free substantial character home has a luxurious feel throughout and occupies a prominent position within this highly regarded village.

Arranged over 3 floors and comprising Vestibule, Open Plan Lounge/Dining/Kitchen, 4 Double Bedrooms (1 En-suite) and 2 Bathrooms. Sunny Courtyard and Store. Early viewing is highly recommended.

## Quick Overview

- Mid Terraced - 4 Double Bedrooms
- Open Plan Living - 3 Bath/Shower Rooms
- Heart of the highly regarded village
- A stroll away from the Pubs and Restaurants
- Immaculately and tastefully presented
- Exposed features
- Outdoor Store
- Sunny Courtyard
- No upper chain
- Superfast Broadband speed 56mbps available\*



4



3



1



E



56 Mbps



Permit Parking  
available

Property Reference: G2915





Lounge Area



Open Plan Lounge/Dining/Kitchen



Kitchen Range



Open Plan Lounge/Dining/Kitchen

**Description** Devonshire House is the sort of property you may walk in to and initially be a little stunned/overwhelmed - it may take a while to fully digest the tasteful décor, incredible original features and luxurious touches. It is a real treat.

Having only been lightly used as a 'holiday let' several years ago, this property is now a luxurious second home. It is very apparent that the vendors have a talented eye for interior design and a clever way of sympathetically putting together modern day luxuries with original features.

This property will appeal in particular to those seeking a high end holiday home or the investor for the holiday let market as traditionally Cartmel is incredibly popular and the place to be! The property is filled with impressive beams, deep set windows with window seats, a mullion window or two, exposed floorboards etc etc - all adding to the charm and soul of this lovely building.

The low front door from the cobbled front opens into the Vestibule and then into the Open Plan Ground Floor. This space is impressive. From the tasteful and quality decor to the exposed historical features - the overwhelming feelings are inviting, luxurious and relaxing. This space naturally divides into distinct areas. The first, a relaxing, reading or quiet corner in front of the beautiful mullion window which looks into the private courtyard. The second is the lovely Lounge area with twin, shuttered front windows with window seats - a lovely place to sit and watch the world go by! This space is arranged around the cosy, recessed wood burning stove. Charming recessed spice cupboard. A little further in, is the Dining space which leads naturally to the Kitchen. Wow - what a superb space! Fitted with a wonderful, quality range of shaker style, soft grey, curved edge base cabinets and central island with seating for two and white granite work surfaces. Deep Belfast sink and integrated appliances including wine fridge, dishwasher, fridge freezer and washing machine. Fabulous black range cooker fitted into the wonderful, former fireplace with stone mantel. Cooking in here would be a real treat and no effort at all! Large under-stairs storage cupboard and external door. This whole space has an impressive and heavily beamed ceiling and wood effect flooring. All windows except the mullion window are shuttered and there is a triple aspect.

The staircase (with window) leads to the First Floor Landing which leads to the 3 Bedrooms and Bathroom and Linen Store. All Bedrooms are doubles with deep set windows, window seats and wonderful exposed beams. Bedroom 2 has an original cast iron fireplace (not in use) and En-suite Shower Room with a modern white 3 piece suite comprising corner shower enclosure, WC and wash hand basin on vanity unit. Access to useful under stairs cupboard. Bedroom 3 has super, original floor boards and exposed stone fireplace (not in use). Bedroom 4 is currently utilised as a Twin Room. The Family Bathroom is tiled with white, Victorian style suite comprising bath, WC and pedestal wash hand basin. Beamed ceiling.

Stairs from the First Floor Landing lead to the Second Floor landing with 'Velux' roof window and quirky recess with beam over. The Master Bedroom enjoys immense proportions! Space to create a dressing or lounging area if desired! Twin shuttered front windows with window seats and exposed ceiling beams. Across the Landing the luxurious and very spacious Bathroom with some reduced head height has a 'Velux' window, charming, low level windows, tiled walls





Open Plan Lounge/Dining/Kitchen

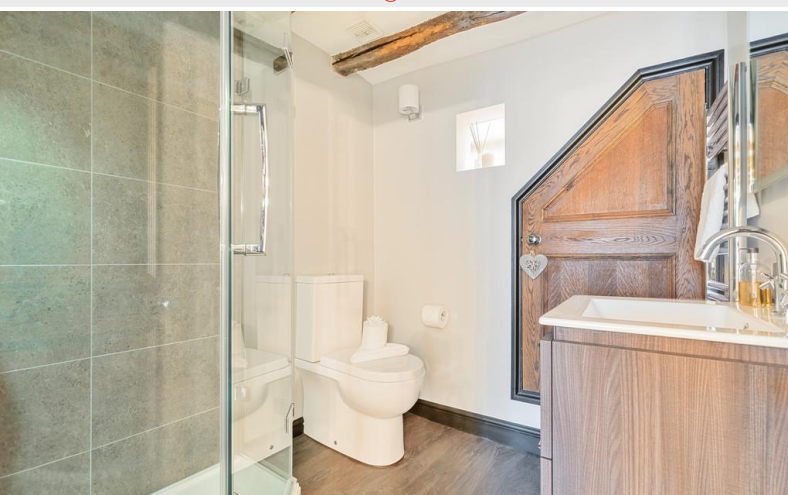


Kitchen Area





Reading Corner



Bedroom 2 - En-Suite Shower Room



Bedroom 3



Bedroom 4

and impressive beamed ceiling. Comprising a central, freestanding claw foot bath, WC and wash hand basin. Feelings of a luxury hotel come to mind on this floor!

Externally there is a small paved Courtyard Area with handy outdoor Store. The rear gate leads into the back lane and gives easy access to the river and the popular Unsworths Yard.

Although private parking is not available with this property (as most properties in this village) parking permits are available from Westmorland and Furness Council.

**Location** Perfectly located just off the the main Square of this historic and picturesque village providing immediate and level access to the Public Houses, Restaurants and independent Shops. On the edge of the Village you will find the local Primary and Secondary Schools. 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. Cartmel is very convenient to the Lake District National Park, the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway.

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 range of Shops, Cafes and Tearooms.

To reach the property if travelling from Grange over Sands, once in Cartmel, turn right at the 'T' junction and then next left by the 'Pig & Whistle' pub. Turn right at the end of 'The Causeway' then follow the round around. Devonshire House can be found on the left hand side, opposite 'The Larch Tree and next door to Rogans Restaurant.

#### Accommodation (with approximate measurements)

##### Vestibule

**Open Plan Lounge/Dining/Kitchen** 34' 2" max x 19' 4" max (10.41m max x 5.89m max)

**Bedroom 2** 11' 4" x 10' 4" (3.45m x 3.15m)

##### En-suite Shower Room

**Bedroom 3** 11' 1" x 9' 2" (3.38m x 2.79m)

**Bedroom 4** 9' 5" min x 8' 5" max (2.87m min x 2.57m max)

##### Bathroom

**Master Bedroom** 20' 1" x 18' 0" max & 16'0" min (6.12m x 5.49m max & 4.88m min)

##### Bathroom

##### Store

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

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

\*Checked on <https://checker.ofcom.org.uk/> 04.05.24 not verified

**Council Tax:** Band E. Westmorland and Furness Council





Bedroom 2



Master Bedroom





2nd Floor Bathroom



Bathroom

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

**What3words:** <https://what3words.com/reflected.thumb.rucksack>

**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 £1400 - £1500 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Holiday Letting:** Cottages.com have projected that this property could generate 41-49 bookings for 20254 which could generate a gross income of approx £64,419 - £75,989 per annum



External Rear

## 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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# Devonshire Square, Cartmel, Grange-Over-Sands, LA11



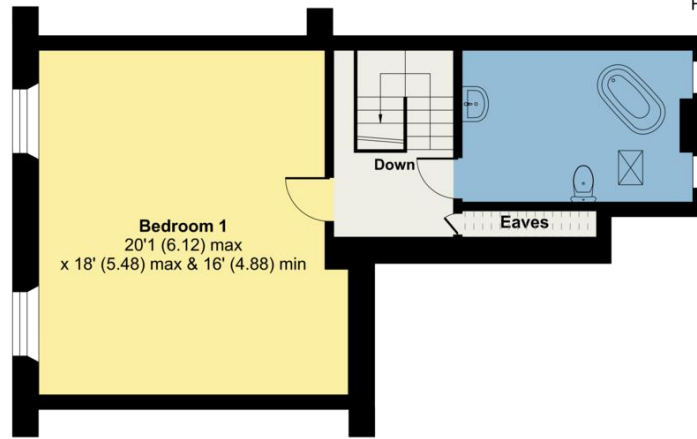
Denotes restricted head height

Approximate Area = 1660 sq ft / 154.2 sq m

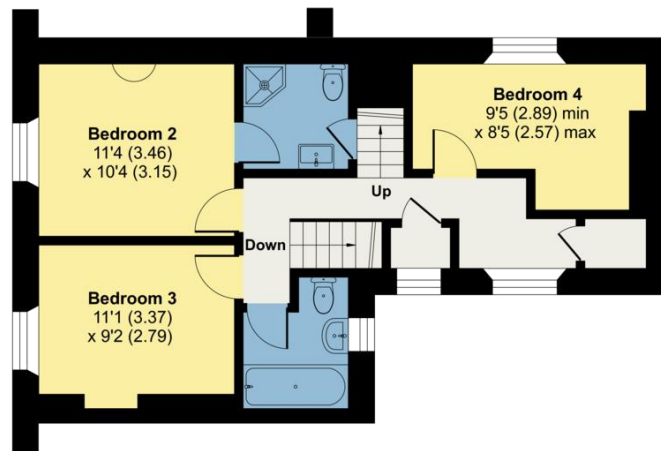
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 1676 sq ft / 155.6 sq m

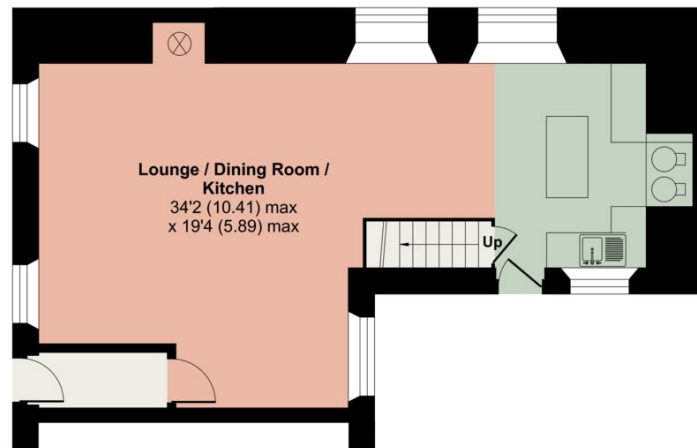
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1124471

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