



Cartmel

£295,000

Courtyard Cottage, The Square, Cartmel, Grange-over-Sands, Cumbria, LA11 6QB

A centrally situated chain free 3 Bedroom Cottage in the popular village of Cartmel, with 3 Double Bedrooms, Parking and Patio Area - quite a rare find indeed!

Comprising Kitchen, Dining Room, Shower Room and 2 Double Bedrooms to the Ground Floor; Lounge with lovely views of The Priory and Double Bedroom to the First Floor. Patio Area and Parking for 2 cars.

Quick Overview

Attached Cottage with 3 Double Bedrooms

2 Reception Rooms - 1 Shower Room

Heart of very sought after village

Lovely views of the Priory from Lounge and

Bedroom

Very convenient location

Patio Area

Parking for 2 cars

Upgraded in 2022

No Upper Chain

Superfast Broadband speed 80 mbps available*



3



1



2



D



80 Mbps



Parking for 2 cars

Property Reference: G2934



Kitchen



Bedroom 3



Dining Room



Bedroom 2

Description Courtyard Cottage is tucked away off The Square and was upgraded in 2022 to include new Kitchen and Shower Room and was decorated throughout and new flooring added. Currently utilised as a holiday let and second home but equally suited as a residential let or a permanent family home. The property has a wonderful view of the magnificent 12th Century Priory from the Lounge and Bedroom 2 and impressive views of the superb medieval Gatehouse upon the approach. The property internally has some attractive exposed stone work and beams and most walls are finished in a cottage plaster style which provides a cosy and charming feeling.

The uPVC stable door opens directly into the Kitchen which has 2 windows and has been furnished with modern, high gloss, soft grey wall and base cabinets with attractive worktops and contrasting grey subway wall tiles. Ceramic hob, electric oven and stainless steel sink. The high gloss ceramic tiled floor in the Kitchen continues through into the central and well proportioned Dining Room with beamed ceiling and stairs rising to the First Floor with attractive stone wall and side window. Doors to the modern Shower Room with double shower enclosure, low flush WC, wash hand basin with vanity unit. Textured grey uPVC boarded walls and a continuation of the ceramic grey flooring. Bedroom 2 is a double Bedroom with recessed shelving and a dual aspect and pleasant view to the patio and beautiful Priory beyond. Double Bedroom 3 is off the Kitchen with a front window.

On the First Floor is the Lounge which is spacious and light and has a lovely view towards the wonderful Priory Church and to Hampsfell beyond. There is a useful storage cupboard over the stairs which houses the Baxi gas central heating boiler. Bedroom 1 is a spacious double.

Outside is a cobbled patio area providing ample space for outdoor furniture and 2 Parking spaces.

Location Cartmel is a highly desirable and picturesque village renowned for the world famous steeplechase meetings, the highly prized L'Enclume restaurant and Sticky Toffee Pudding!

Courtyard Cottage is just off the main square in the centre of this historic village. The village boasts impressive historic architecture including the 12th Century Priory and Gate House. With Public Houses, Eateries, Coffee Shops, Bistro, Primary and Secondary Schools and a handful of eclectic shops, it is easy to see why the village has gained such a popular reputation.

Cartmel is located approximately 20 minutes from the M6 motorway and a similar distance from the foot of Lake Windermere so is both accessible and convenient. The small Edwardian town of Grange over Sands which offers a wider

range of amenities is just 5 minutes by car.

If travelling from Grange-Over-Sands towards Cartmel, turn right at the 'T' Junction at the bottom of Higgs Lane and take the first left just after 'The Pig and Whistle' Public House, at the end of the road turn right and follow the road over the small bridge into Cartmel Square. Immediately after the bridge, before Cartmel Coffee Café, turn right and keep left where parking for Courtyard Cottage is straight ahead.

Accommodation (with approximate measurements)

Kitchen 8' 0" x 8' 0" (2.45m x 2.45m)

Bedroom 3 11' 6" x 9' 10" (3.51m x 3.01m)

Dining Room 14' 6" x 12' 0" ave (4.42m x 3.66m ave)

Bedroom 2 13' 0" x 7' 0" (3.96m x 2.13m)

Shower Room

Lounge 14' 7" x 12' 1" (4.45m x 3.70m)

Bedroom 1 12' 7" max x 11' 2" (3.84m max x 3.42m)

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

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

Checked on <https://checker.ofcom.org.uk/> 22.05.24 not verified

Rateable Value: RV £2500. Small business rate relief may be available.

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

What3words: <https://what3words.com/retract.sofas.dude>

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

Holiday Letting: Let through Sykes Cottages since 2022: <https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-River-Eea/Courtyard-Cottage-1108476.html?&rfx=10850&inrfx=10850>



Shower Room



Lounge



Views towards Cartmel Priory

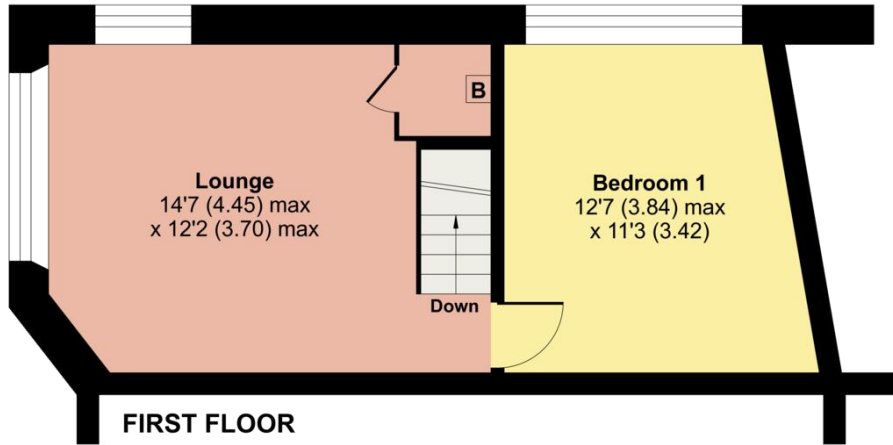


Patio Area

The Square, Cartmel, Grange-Over-Sands, LA11

Approximate Area = 898 sq ft / 83.4 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/checom 2024. Produced for Hackney & Leigh. REF: 1135230

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