



Cartmel

£595,000

Maggie Puddle Cottage, Hags Lane, Cartmel, Grange-over-Sands, Cumbria, LA11 6PH

Maggie Puddle Cottage is a charming Cottage in the highly sought after village of Cartmel and an excellent prospect for many providing a 3 Bedroom Cottage with 1 Bedroom Annexe.

End Terrace, well presented throughout enjoying a superb location and comprising Main House: Lounge/Dining Room, Kitchen, Shower Room and Rear Utility Porch; 3 Bedrooms and Bathroom to the First Floor; Annex with Open Plan Living/Dining Kitchen and 1 En-Suite Bedroom. Parking and Patio Style Garden. Viewing highly recommended.

Quick Overview

End Terrace with Annex - 4 Bedrooms
 2 Receptions - 3 Bath/Shower Rooms total
 3 Bed Cottage with 1 Bed Annexe
 Highly regarded village location
 Successful Holiday Lets
 Ideal for those with a dependent relative perhaps
 Low maintenance outdoor space with idyllic stream
 Well presented throughout
 Parking for 2 cars and Garden/Patio
 Superfast Broadband speed 50mbps available*



4



3



2



D



Superfast



Parking for 2 cars

Property Reference: G2944



Lounge / Dining Room



Lounge / Dining Room



Kitchen



Kitchen

Description Maggie Puddle Cottage is just as delightful as it sounds. Charming and sweet with lots of features typical of its era, tastefully presented in a cottage style throughout with wonderful old latch handle doors, deep set cottage windows and traditional flagged floors. It has an inviting and relaxing feel and is decorated in tasteful neutral tones which only enhances those lovely features. This property is '2 for 1!' Ideal for those looking for a separate dwelling for a dependant relative maybe, perhaps somewhere to generate a little extra income by short term letting in the Annex or as currently, continue as 2 successful holiday lets. The feedback on both of these properties is excellent and it is easy to see why. It certainly would not be disappointing to find yourselves here for a weekend or longer.

During the current vendors ownership of just over 5 years both Bathrooms have been replaced with modern and stylish suites.

Starting with the Annex. What a perfect, bijou space! Private, calm and quiet, perfect for a romantic get away, but also superb for a more permanent resident too. The side entrance door opens into the Kitchen which is furnished with cream shaker style cabinets with dark wood effect work-surface and attractive 'stone' wall tiles. Built-in electric oven, ceramic hob, under counter washing machine and fridge, porcelain sink, exposed beam and recessed ceiling spot lights. Open access leads into the Living Room which boasts a dual aspect, recessed ceiling spot lights, exposed beam and lovely wood burning stove. The open tread staircase leads up to the delightful Double Bedroom, which is spacious and light with front aspect. The En-Suite Bathroom is spacious and comprises claw foot bath with shower over, WC and pedestal wash hand basin. Wood effect laminate flooring.

Outside there is a sweet paved, private Courtyard area, excellent for outdoor drinks and a Parking Space for 1 car on the gravelled Parking Area.

The main Cottage is no less impressive! Full of character and with beautiful, ancient, original wooden latch doors right through. The front door opens into the Lounge/Dining Room - a lovely room of very generous proportions with more than ample space for both living and dining furniture. Twin windows and original wooden panelling to the front (1 with window seat). Original recessed cupboards and 2 attractive fire places (1 with wood burning stove, the other with an electric stove) at either end.

The Inner Hall has the stairs to the First Floor with spacious under-stairs cupboard with washing machine. Shower Room - always useful on the Ground Floor with a modern white suite comprising double walk-in shower with large 'rain head' shower, WC and lovely, round, wash hand basin on an open vanity unit. Original slate flagged floor.

The Kitchen is situated to the rear with deep set window overlooking the pretty rear Courtyard and stream. Furnished with a range of cream wall and base cabinets with wood effect work-surface. Range cooker, porcelain sink and integrated dishwasher. A continuation of the stunning original slate floor. The Rear Porch has space for fridge/freezer, coats, boots etc and access to the rear Courtyard. Concealed door to The Annex.

From the Inner Hall the return stair leads to the First Floor Landing with loft hatch. The boarded loft has a pull down ladder, power and



Lounge / Dining Room



Courtyard Patio



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

light. This spacious loft does have potential perhaps for further development subject to the relevant consents.

Bedrooms 1 and 2 are well proportioned doubles with front aspects, charming original fire places and window seats. Bedroom 3 is a spacious single room with lovely exposed wall 'beams'. The Bathroom is modern with claw foot bath with shower over, pedestal wash hand basin and WC. Recessed ceiling spot lights, ceramic tiled floor and feature exposed wall beams.

Externally Maggie Puddle Cottage enjoys the Patio/Courtyard to the rear which is amply sized for outdoor furniture. This is a lovely tranquil setting with the stream bubbling away alongside (subject to enough rainfall which is rarely a problem!). There are pretty and well established climbers and plants. This space is very private and not at all overlooked. 1 Parking Space on the gravel Driveway to the side is reserved for Maggie Puddle Cottage.

Location Situated just away from the hustle and bustle of the centre of the village yet within easy walking distance, Maggie Puddle Cottage enjoys a quieter location in the highly sought after village of Cartmel which is a popular historic and picturesque village famed for its medieval architecture, 12th century Priory, Gatehouse, fine dining (L'Enclume & Rogan & Co.) Public Houses, Cartmel Races, Annual Agricultural Show, independent shops and Cartmel Sticky Toffee Pudding. On the edge of the village you will also find the local Primary and Secondary Schools.

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. Cartmel is very convenient to the Lake District National Park, the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway.

To reach the property if travelling from Grange over Sands, proceed up Grange Fell Road, passing the golf course on the right and turn right at the T Junction. Maggie Puddle Cottage is on the right, just past the turning for Town End Meadow. The Parking Area is accessed from Town End Meadow.

**Accommodation (with approximate measurements)
Cottage**

Lounge/Dining Room 20' 11" x 10' 1" (6.38m x 3.07m)

Inner Hall

Shower Room

Kitchen 10' 2" x 9' 2" (3.1m x 2.79m)

Rear Vestibule

Bedroom 1 11' 5" x 11' 5" (3.48m x 3.48m)

Bedroom 2 11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom 3 9' 9" x 9' 6" (2.97m x 2.9m)

Bathroom

Annex

Living/Dining 15' 3" x 11' 3" (4.65m x 3.43m)

Kitchen 11' 5" x 5' 7" (3.48m x 1.7m)

Bedroom 15' 8" x 11' 2" inc wardrobes (4.78m x 3.4m) inc wardrobes

Bathroom



Annexe Open Plan Ground Floor



Annexe Open Plan Ground Floor



Annexe Bedroom



Annexe Bathroom



Annexe Kitchen

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.ork.uk/> 26.6.24 not verified

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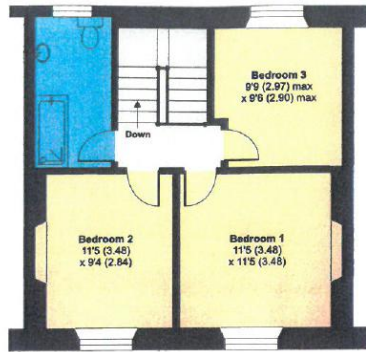


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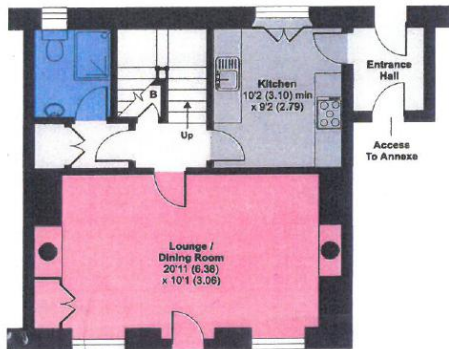
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GROUND FLOOR

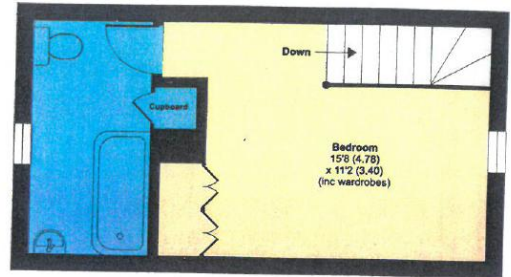


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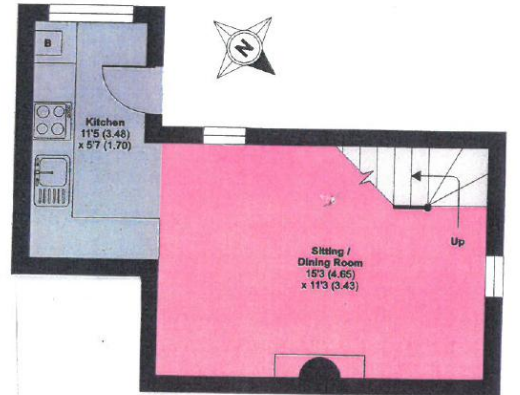


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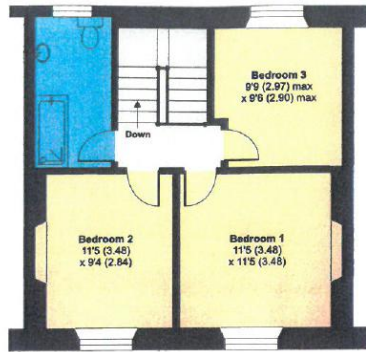


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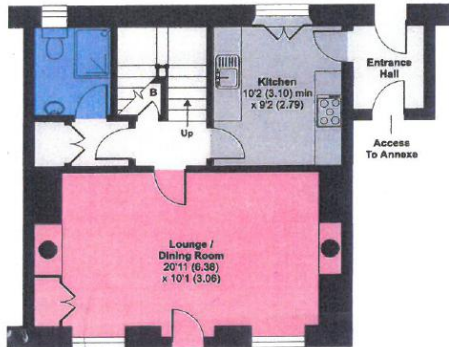
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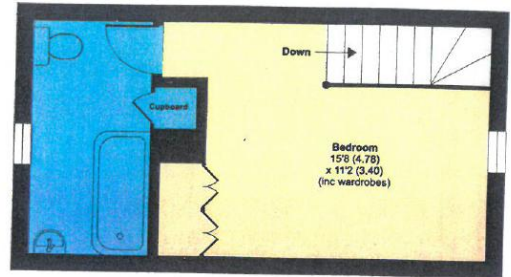


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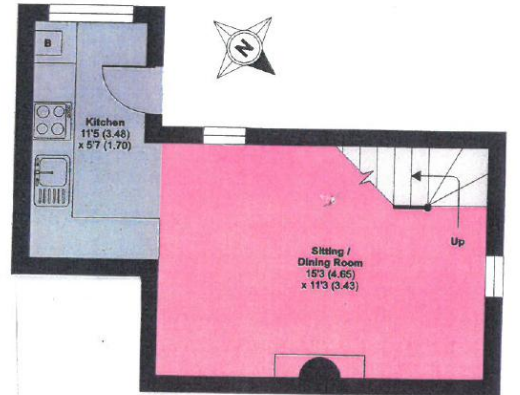


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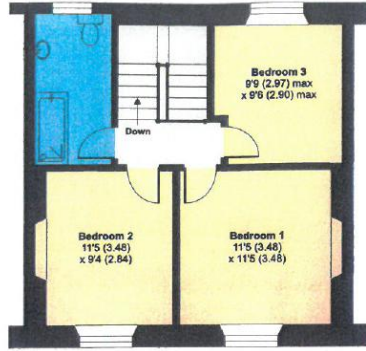


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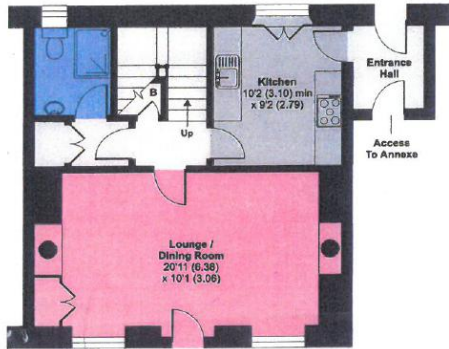
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Haggs Lane, Cartmel, Grange-Over-Sands, LA11

Approximate Area = 1005 sq ft / 93.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

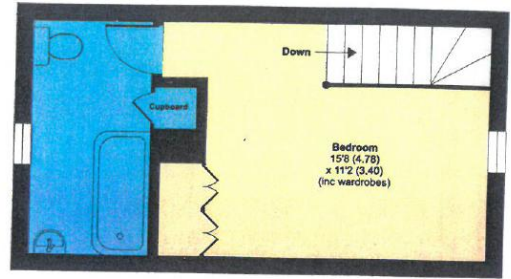


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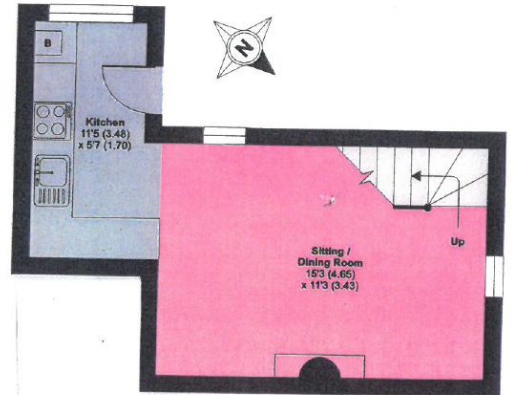


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Cartmel

£595,000

Maggie Puddle Cottage, Hags Lane, Cartmel, Grange-over-Sands, Cumbria, LA11 6PH

Maggie Puddle Cottage is a charming Cottage in the highly sought after village of Cartmel and an excellent prospect for many providing a 3 Bedroom Cottage with 1 Bedroom Annexe.

End Terrace, well presented throughout enjoying a superb location and comprising Main House: Lounge/Dining Room, Kitchen, Shower Room and Rear Utility Porch; 3 Bedrooms and Bathroom to the First Floor; Annex with Open Plan Living/Dining Kitchen and 1 En-Suite Bedroom. Parking and Patio Style Garden. Viewing highly recommended.

Quick Overview

End Terrace with Annex - 4 Bedrooms
 2 Receptions - 3 Bath/Shower Rooms total
 3 Bed Cottage with 1 Bed Annexe
 Highly regarded village location
 Successful Holiday Lets
 Ideal for those with a dependent relative perhaps
 Low maintenance outdoor space with idyllic stream
 Well presented throughout
 Parking for 2 cars and Garden/Patio
 Superfast Broadband speed 50mbps available*



4



3



2



D



Superfast



Parking for 2 cars

Property Reference: G2944



Lounge / Dining Room



Lounge / Dining Room



Kitchen



Kitchen

Description Maggie Puddle Cottage is just as delightful as it sounds. Charming and sweet with lots of features typical of its era, tastefully presented in a cottage style throughout with wonderful old latch handle doors, deep set cottage windows and traditional flagged floors. It has an inviting and relaxing feel and is decorated in tasteful neutral tones which only enhances those lovely features. This property is '2 for 1!' Ideal for those looking for a separate dwelling for a dependant relative maybe, perhaps somewhere to generate a little extra income by short term letting in the Annex or as currently, continue as 2 successful holiday lets. The feedback on both of these properties is excellent and it is easy to see why. It certainly would not be disappointing to find yourselves here for a weekend or longer.

During the current vendors ownership of just over 5 years both Bathrooms have been replaced with modern and stylish suites.

Starting with the Annex. What a perfect, bijou space! Private, calm and quiet, perfect for a romantic get away, but also superb for a more permanent resident too. The side entrance door opens into the Kitchen which is furnished with cream shaker style cabinets with dark wood effect work-surface and attractive 'stone' wall tiles. Built-in electric oven, ceramic hob, under counter washing machine and fridge, porcelain sink, exposed beam and recessed ceiling spot lights. Open access leads into the Living Room which boasts a dual aspect, recessed ceiling spot lights, exposed beam and lovely wood burning stove. The open tread staircase leads up to the delightful Double Bedroom, which is spacious and light with front aspect. The En-Suite Bathroom is spacious and comprises claw foot bath with shower over, WC and pedestal wash hand basin. Wood effect laminate flooring.

Outside there is a sweet paved, private Courtyard area, excellent for outdoor drinks and a Parking Space for 1 car on the gravelled Parking Area.

The main Cottage is no less impressive! Full of character and with beautiful, ancient, original wooden latch doors right through. The front door opens into the Lounge/Dining Room - a lovely room of very generous proportions with more than ample space for both living and dining furniture. Twin windows and original wooden panelling to the front (1 with window seat). Original recessed cupboards and 2 attractive fire places (1 with wood burning stove, the other with an electric stove) at either end.

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The Kitchen is situated to the rear with deep set window overlooking the pretty rear Courtyard and stream. Furnished with a range of cream wall and base cabinets with wood effect work-surface. Range cooker, porcelain sink and integrated dishwasher. A continuation of the stunning original slate floor. The Rear Porch has space for fridge/freezer, coats, boots etc and access to the rear Courtyard. Concealed door to The Annex.

From the Inner Hall the return stair leads to the First Floor Landing with loft hatch. The boarded loft has a pull down ladder, power and



Lounge / Dining Room



Courtyard Patio



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

light. This spacious loft does have potential perhaps for further development subject to the relevant consents.

Bedrooms 1 and 2 are well proportioned doubles with front aspects, charming original fire places and window seats. Bedroom 3 is a spacious single room with lovely exposed wall 'beams'. The Bathroom is modern with claw foot bath with shower over, pedestal wash hand basin and WC. Recessed ceiling spot lights, ceramic tiled floor and feature exposed wall beams.

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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. Cartmel is very convenient to the Lake District National Park, the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway.

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Cottage**

Lounge/Dining Room 20' 11" x 10' 1" (6.38m x 3.07m)

Inner Hall

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Annexe Open Plan Ground Floor



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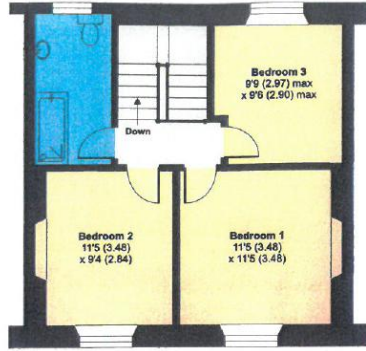


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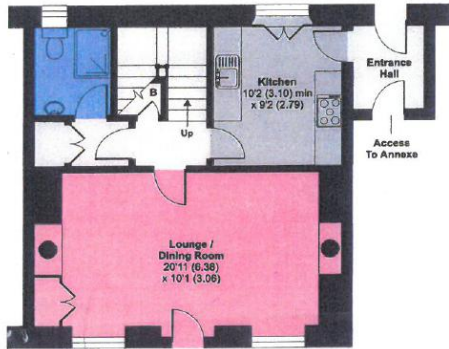
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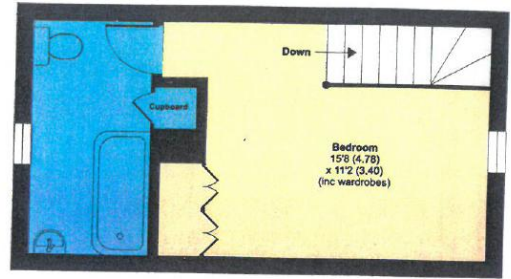


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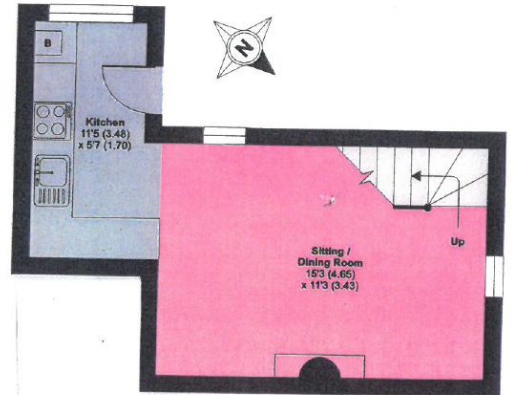


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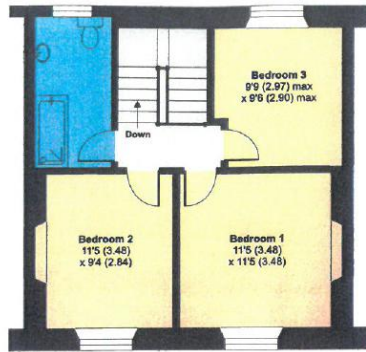


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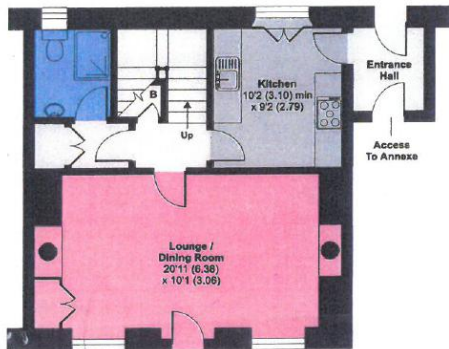
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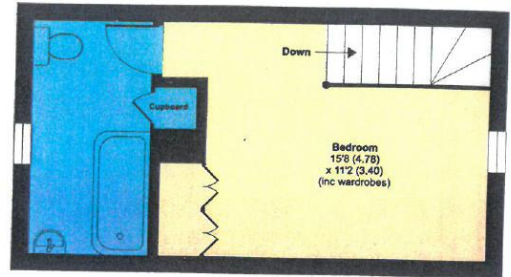


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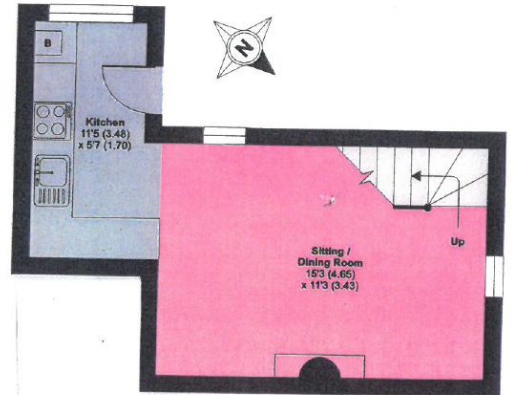


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