



## Cartmel

£295,000

Flat 3 Church Town House, The Square, Cartmel, Grange-over-Sands, Cumbria, LA11 6QB

This superb Grade II listed, south facing, First Floor Apartment is spacious and beautifully presented throughout with tasteful decor, quality fittings and is situated in the square of this historic and picturesque village.

The conversion within this historic building retains many charming original features and comprises Hallway, Kitchen, spacious Lounge/Dining Room, generous Double Bedroom, Shower Room and small Stone Outhouse.

Viewing is highly recommended.

### Quick Overview

First Floor Apartment - 1 Double Bedroom  
 1 spacious Reception - 1 Shower Room  
 South Facing  
 Prominent, convenient situation  
 Well presented throughout  
 Sought after village  
 Grade II Listing with Period features  
 Outhouse/Store  
 Parking permits available  
 Superfast Broadband available\*



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Superfast  
Broadband



Parking permits  
available

Property Reference: G2968



Kitchen



Kitchen



Fireplace in Kitchen



Lounge/Dining Room

**Description** Flat 3 Church Town House is a real delight. Facing South so it catches the sunshine at the front all day long this Apartment is spacious and presented to a high standard with tasteful decor throughout. The current owner has used the Apartment as both a permanent home and a very lightly advertised Airbnb, therefore this property will appeal to many different buyers. It provides a superb base in the heart of the village for those seeking a weekend bolt-hole, potential to be a very successful holiday let or indeed perhaps for a young professional couple.

The Main door opens into the attractive, spacious Shared Entrance, with wide tread staircase leading to the First Floor. The private door for No.3 opens into the Hallway with charming original window to the side and recessed meter cupboard. The Kitchen is bijou but splendidly formed with quality, cream, wall and base cabinets some with curved doors to maximise space and contrasting black granite work surface with inset sink. Integrated fridge and slimline dishwasher, built-in 2 burner ceramic hob and electric oven. Recessed shelved cupboard and walk-in pantry. This is very useful space with quirky, high level cupboard and good storage.

The Kitchen has wood effect laminate flooring and wonderful, original 16 pane iron window and cast iron range (not in use) - both very special features. The Lounge Dining Room is exceptionally spacious and situated to the front with twin double glazed sash windows with window seats and lovely aspect over the square. Exposed stone wall, original floor boards and and super multi fuel stove with white surround. Ample space for both living and dining furniture.

The Bedroom is a well proportioned double with double glazed sash window, window seat and pleasing aspect over the village square. The Shower Room has a 'Victorian' style suite comprising shower, WC and pedestal wash hand basin. Half panelled walls, linen cupboard and deep set cottage window.

Outside to the rear is a communal cobbled yard with access to the good sized store (belongs to No.3) which has power, light and plumbing for a washing machine.

**Location** An opportunity to purchase your very own piece of Cartmel, part of one of the village's older buildings (Grade II listed) divided many years ago into 4 Apartments.

In a prime position right in the square of this highly sought after, historic and picturesque village offering a convenient level walk to the amenities on offer such as individual Shops, Public Houses, Village Store, Primary and Secondary Schools and famous Eateries. This medieval village is renowned not only for its famous Priory, its Gatehouse and their associated monastic architecture and later buildings but in more recent times for the popular 'Cartmel Races' Steeplechase meetings, the annual Agricultural Show, 'Cartmel Sticky Toffee Pudding' and the 3 "Michelin Star" 'L'Enclume restaurant which is just a few yards away!

With easy access to more extensive amenities at Grange-over-Sands (2 miles away), the village is only a few minutes drive off the A590, allowing good access to the National road network. Railway stations at Cark-in-Cartmel and Grange-Over-Sands provide access to the regular services of the West Coast main line and beyond and Cartmel itself is just a short drive from the further attractions of the

Lake District itself.

If travelling from Grange-Over-Sands, turn right at the 'T' Junction 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. The property is to be found on the right hand side next door to the Priory Hotel.

What3words. <https://what3words.com/converged.released.reheat>

**Accommodation (with approximate measurements)**

Hallway

Kitchen 11' 0" x 7' 1" (3.36m x 2.18m)

Pantry/Store 6' 9" x 4' 3" (2.08m x 1.32m)

Lounge/Dining Room 23' 3" x 15' 3" (7.11m max x 4.65m max)

Bedroom 12' 0" x 11' 10" (3.68m x 3.63m)

Shower Room

Outhouse

**Services:** Mains water, electricity and drainage. 'Fischer' electric heating throughout.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated 1.2.1987. Vacant possession upon completion. No upper chain. Flat 3 owns a quarter of the freehold.

\*Checked on <https://checker.ofcom.org.uk/> 30.07.24 not verified.

**Management/Service Charges:** The Service Charge for 2024/25 is £579.96 and covers building insurance, general maintenance and electricity in the main areas, chimney sweeping once a year.

**Business Rates:** The Rateable Value is £1300.00. This property is currently subject to small business rate relief.

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

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

**Anti Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Dining Area



Lounge/Dining Room



Bedroom



Bedroom

# The Square, Grange-Over-Sands, LA11

Approximate Area = 702 sq ft / 65.2 sq m

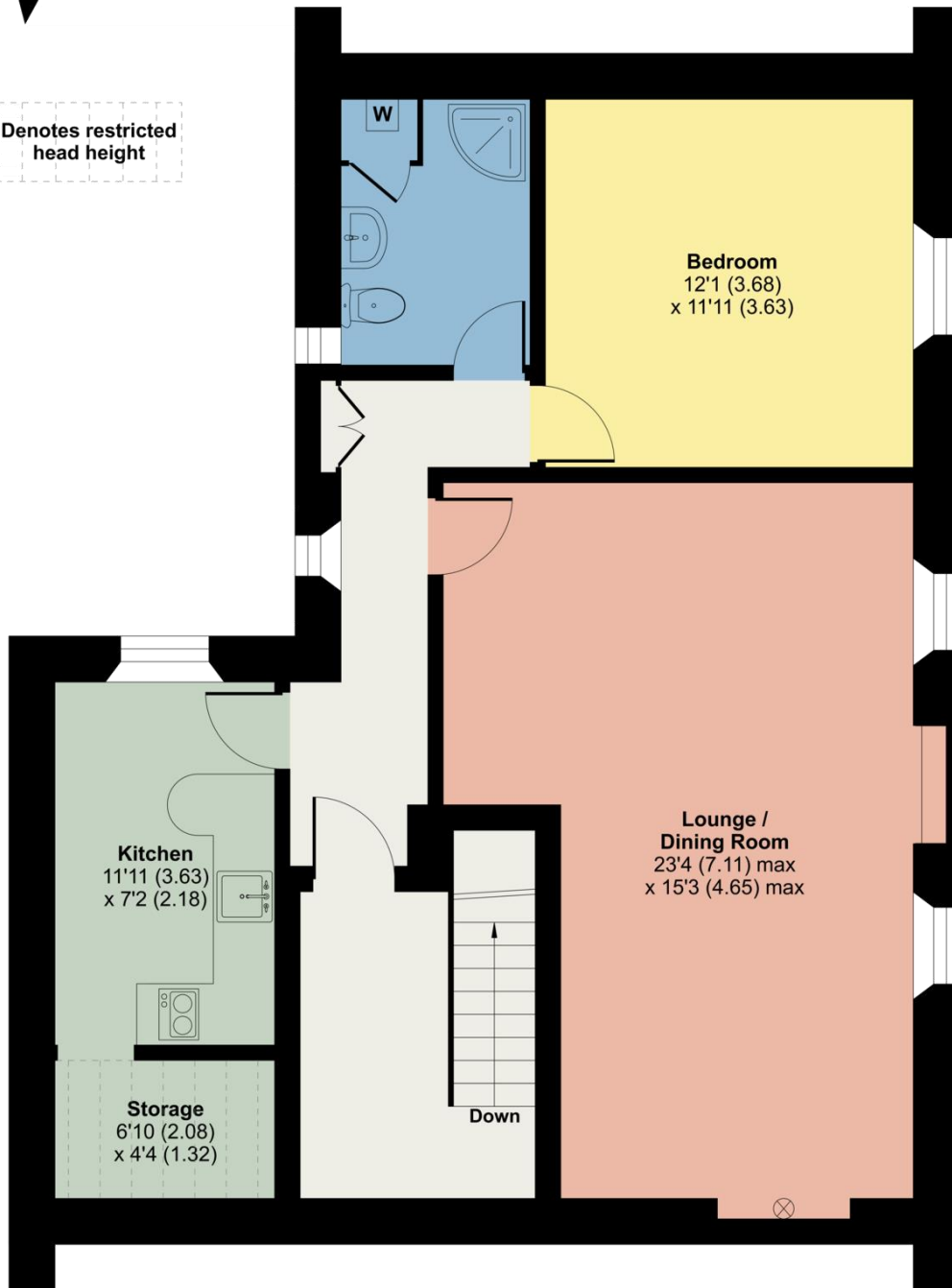
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 731 sq ft / 67.9 sq m

For identification only - Not to scale



Denotes restricted  
head height



FIRST FLOOR



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: 1162203

A thought from the owners - Have loved this apartment from day 1. It's a calming oasis in the very heart of this beautiful village.

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