



Cartmel

£645,000

Clogger Beck Cottage, Cartmel, Grange-over-Sands, Cumbria,
LA11 6PN

A delightful, Semi-Detached Cottage with a wealth of character in the sought after village of Cartmel with Parking, large Garden and pretty stream! Excellent as a permanent home, lock up and leave or as currently, a holiday let.

Comprising Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Utility Porch, Cloakroom, Boiler Room, 2 Double Bedrooms (1 En-Suite), Bathroom, Outdoor Store, Private Parking and generous Gardens.

Early viewing recommended.

Quick Overview

Semi-Detached - 2 Receptions
2 Double Bedrooms - 2 Bath/Shower Rooms
Sought after village location
Charming views towards Hampsfell
Short walk to village square
Charm and character throughout
Successful holiday let
Good-sized Garden
Private Parking for 2 cars
Superfast Broadband speed 47mbps available*



2



2



2



D



Superfast
Broadband

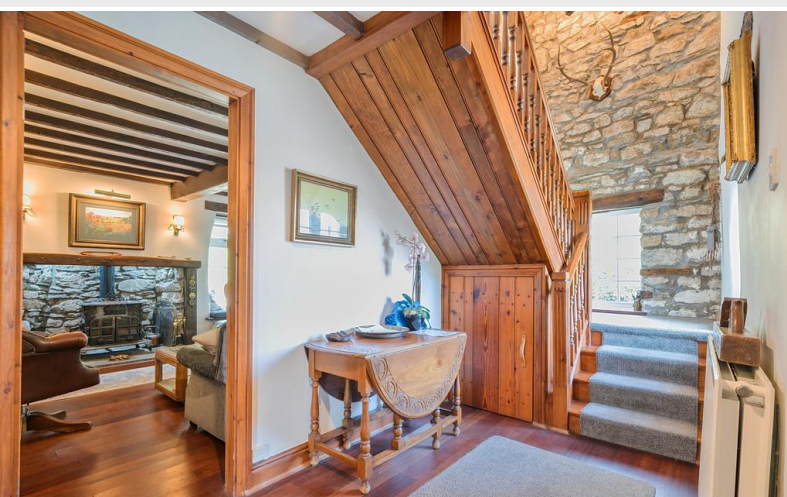


Ample Parking

Property Reference: G2985



External



Hall



Lounge



Dining Room

Description Clogger Beck Cottage is everything you could want from a charming, cosy, characterful Cottage but larger! This lovely property enjoys a superb position just around the corner from the main square in this popular village with (the highly sought after and rare) generous Garden and Parking - something that is hard to come by in this village! Pretty as a picture, complete with sweet little stream running alongside, this property really is a delight. Currently used as a highly successful holiday let, but would be equally super as a permanent residence.

The contents may be included in the sale (apart from a few personal items).

The original front door opens into the enclosed Porch with pitched ceiling, quarry tiled floor and space for coats and boots. The glazed internal door leads into the Hallway which is warm and welcoming with 'mahogany' wooden flooring. The return stair leads to the Half Landing with exposed stone wall and low window providing a delightful view of the stream. The Lounge is a sizeable room with dual aspect and exposed beams. The rear window has an inviting window seat and pleasing outlook into the rear Garden. A continuation of the 'mahogany' wooden flooring and wonderful, stone inglenook fire place with ornate, 'Esse' log burning stove.

The Dining Room has a front window with window seat and a continuation of the 'wooden' flooring and exposed beams. The Kitchen is furnished with a range of off white wall and base cabinets with inset sink and built-in double oven and ceramic hob with cooker hood over. The useful Utility Porch has external door to the rear, built-in cupboard, space for fridge freezer and plumbing for washing machine. Door to Cloakroom with WC and wash hand basin.

From the Entrance Hall the return staircase leads up to the Gallery Landing with front window and a lovely aspect towards Hampsfell. Locked linen cupboard. Bedroom 1 is a well proportioned double room with deep set front window with pleasant views towards Hampsfell, recessed wardrobe and exposed beams. The En-Suite Shower Room is modern with slate effect wall and floor tiles, deep set window, luxurious, walk in double shower, WC, wash hand basin and chrome ladder towel rail. Bedroom 2 is also a double room, currently arranged as a twin room, with recessed wardrobe, exposed beam and side window. The Family Bathroom has a deep set frosted window with window seat and white suite comprising bath with shower over, WC, feature sink and slate effect floor tiles.

Outside to the rear is the Boiler Room, useful for storage with power, light and gas central heating boiler.

To the front of the property is a slate paved forecourt Garden with ample space to sit and watch the world go by with charming, well tended tree and shrubs. The Rear Garden is very generous, particularly for this village! There are several, sunny, private Patio areas with an area of well kept lawn with some lovely, colourful well established plants and shrubs. There is a further stone outhouse ideal for garden tool storage. Beyond the Garden is a good sized area of versatile, level land which could (with some clever green fingers) easily be integrated into the current Garden, perhaps be further Parking? Subject to the relevant consents, it could be an ideal location for a Garage or Workshop. There is private Parking to the front of the property on the cobbled driveway for 2 vehicles.



Lounge



Kitchen



Kitchen



Cloakroom



Bedroom 2



Bathroom

Location Situated just out of the centre 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 for the Lake District National Park and 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 turn left into Cartmel village immediately after the Pig and Whistle Pub. Turn left at the 'T' junction and Clogger Beck Cottage can be found on the right hand side.

What3words.

<https://what3words.com/rehearsed.awaited.agreed>

Accommodation (with approximate measurements)

Entrance Porch

Hallway

Lounge 17' 9" max x 13' 10" max (5.41m max x 4.22m max)

Dining Room 1' 1" x 10' 0" (0.33m x 3.05m)

Kitchen 10' 10" max x 9' 0" (3.3m max x 2.74m)

Utility Porch

Cloakroom

Outside Boiler Room

Bedroom 1 13' 4" x 8' 10" (4.06m x 2.69m)

En-Suite Shower Room

Bedroom 2 12' 1" max x 9' 11" max (3.68m max x 3.02m max)

Bathroom

Outside Store

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 20.8.24 not verified

Note: The access to the side of Cloggerbeck House is shared between Cloggerbeck Cottage and Cornbrook House.

Business Rates RV: £2100. This property is currently subject to small business rate relief.

Conservation Area This property is located within Cartmel Conservation Area.

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



Bedroom 1



En-Suite Shower Room



Rear Garden



Rear Garden



Beck

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

Holiday Letting: This property is currently let through Holidaycottages.co.uk
<https://www.holidaycottages.co.uk/cottage/57513-clogger-beck-cottage> and generated a gross income of £28,210 for 2023/2024.

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).

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



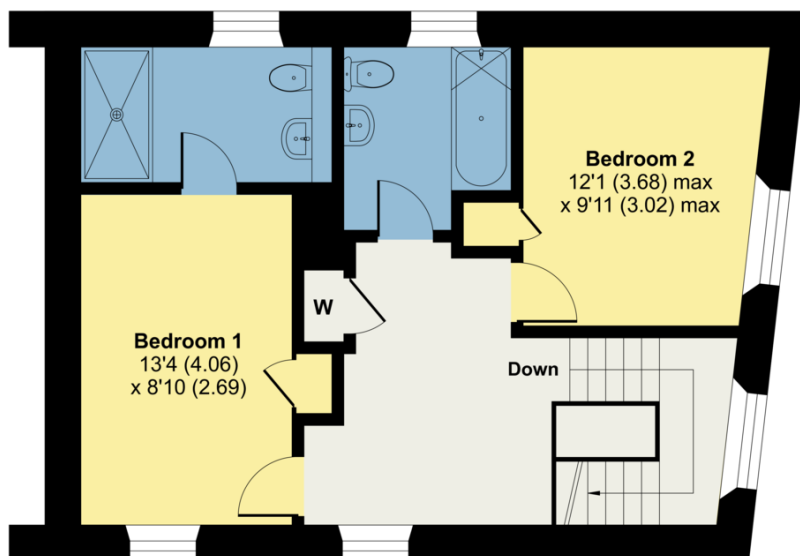
Cartmel, Grange-Over-Sands, LA11

Approximate Area = 1237 sq ft / 114.9 sq m

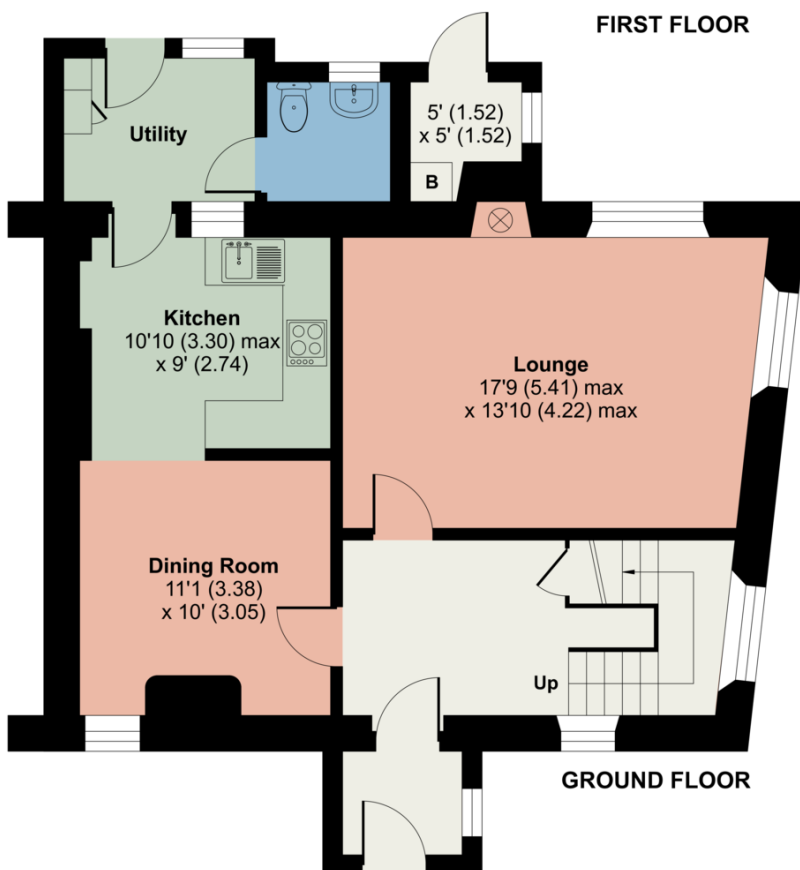
Outbuilding = 19 sq ft / 1.8 sq m

Total = 1256 sq ft / 116.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/ichecom 2024. Produced for Hackney & Leigh. REF: 1177618

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.gov.uk/en-gb/broadband-coverage> on 03/09/2024.

Request a Viewing Online or Call 015395 32301