



# Newton In Cartmel

£340,000

Jasmine Cottage, Newton In Cartmel, Grange-over-Sands, Cumbria, LA11 6JJ

This charming Grade 2 listed End Terrace Cottage comes with a surprise in the form of a partially converted small Ancillary Barn - a really interesting prospect!

The Cottage comprises Sitting/Dining Room, Kitchen, 2 Double Bedrooms, Bathroom and The Ancillary Barn Kitchenette, Shower Room, Living/Dining Room with Mezzanine Bedroom. Garden and Store. Viewing recommended.

## Quick Overview

End Terrace Cottage + Part converted Ancillary Barn

Total: 3 Bedrooms, 2 Bathrooms

Delightful village location

Within the LDNP

Character and Charm

Opportunity to complete

Walking distance to excellent Pub/Restaurant

Private Garden and small Stone Store

No upper chain

Superfast Broadband available\*



3



2



2



G



Superfast Broadband



On Road Parking

Property Reference: G3008



Sitting Room



Sitting Room



Kitchen



Bedroom 1

**Description** Located within the Lake District National Park - Jasmine Cottage is a very interesting prospect! Firstly the picture perfect stone Lake District Cottage with Grade 2 listing, charming deep set windows, wonderful ancient beams, attractive exposed stone, stunning Inglenook fireplace, gorgeous thick walls and floors. It is easy to imagine the stove lit, something delicious cooking in the oven, Christmas tree up and a glass of red, sunk into a sofa in this little place..... easy to get carried away too!

The charming low, original wooden door opens into the Living/Dining Room with beautiful original slate flagged floor and exposed ceiling beams - a traditional, cosy, inviting cottage Sitting Room. Under-stairs cupboard. Wonderful stone Inglenook fireplace housing the wood burning stove. Charming recesses with beams over and recessed cupboard. A couple of steps lead down in to the Kitchen which is furnished with a range of bespoke cabinets, obligatory 'Belfast' sink and splendid, re-purposed slate cold slab work surface with shelves under. Space for under counter fridge and plumbing for washing machine.

The First Floor Landing has an Airing Cupboard and provides access to all rooms via original, latch handle doors. Two cosy double Bedrooms with deep set side windows, exposed beams and Bedroom 2 has a charming original 'wooden wall' and lovely cast iron fireplace (not in use). The Bathroom has a 3 piece white suite comprising bath, wash basin and WC.

The Ancillary Barn is a versatile space and with a little 'TLC' could be a super Guest Suite, Office, Studio, Gallery etc??? Currently there is a Kitchenette with sink, Wet Room with white suite comprising WC, wash hand basin and walk-in shower. There is also a charming, feature, arrow slit window. A couple of steps lead up in to the Living Room with pitched ceiling, exposed beams and French doors out in to the Garden. The Mezzanine level has ample space for a double bed and a cupboard housing the LPG gas central heating boiler. This space really could be fantastic!

The Garden can either be accessed via a pathway to the side of the Barn or through the French doors of The Barn.

Very pleasant, cottagey and not over looked. An area of decking (may need some attention) is ideal for al-fresco drinks and dining. Steps lead up to the rockery style Garden with paved Patio and gravel seating area which again, enjoys a high level of privacy. Well established plants and shrubs complete the picture along with an open stone log store and smaller store.

**Location** Located in the heart of this pretty village which is home to the highly regarded 'Heft' Public House and Restaurant, plus Antiques/Reclamation Yard and Café this charming, pretty Lake District Village is very popular indeed. The village itself is conveniently situated just 10 minutes from the base of Lake Windermere and the attractions on offer in the central Lake District and a similar distance to the larger town with Shops, Banks, Medical Centre and Railway Station at Grange over Sands.

If approaching from Grange take the first left off the A590 by-pass, at the 'T' Junction turn right and then second left. Proceed through Low Newton and as you enter High Newton take the first left into the Village. The property is located shortly on the left hand side.

What3words - <https://what3words.com/admiral.mural.among>

### Accommodation (with approximate measurements)

**Sitting/Dining Room** 19' 10" max x 13' 10" max (6.05m max x 4.24m max)

**Kitchen** 11' 10" max x 7' 0" (3.61m max x 2.13m)

**Bedroom 1** 11' 7" x 10' 6" (3.53m x 3.2m)

**Bedroom 2** 10' 9" x 7' 10" (3.28m x 2.39m)

**Bathroom**

**The Barn**

**Kitchenette** 9' 10" max x 8' 6" (3m max x 2.59m)

**Wet Room**

**Living Room** 15' 1" x 9' 6" (4.6m x 2.9m)

**Mezzanine Bedroom** 12' 5" x 8' 11" (3.80m x 2.74m)

**Outhouse**

**Services:** Mains water, electricity and drainage. Electric heaters.  
The Barn: Mains water, electricity and drainage. LPG calor gas heating.

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

\*Checked on <https://checker.ofcome.org.uk/> 9.11.24 not verified

**Note:** The Barn may only be used by the owners of Jasmine Cottage as Ancillary Accommodation and may not be sold or let separately.

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

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

**Rights of Way:** Newton Cottage has a right of way on foot only to the access gate adjacent to the rear of Jasmine Cottage.

**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 £800-£850 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedrom 2



Ancillary Barn



Living Area - The Barn



Patio Area

# Newton In Cartmel, Grange-Over-Sands, LA11

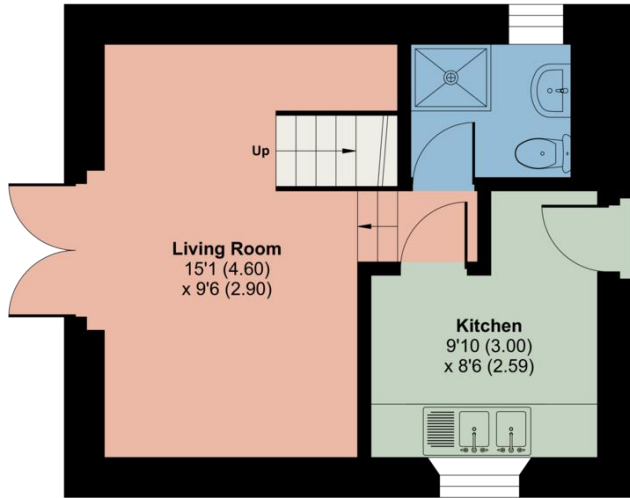


Approximate Area = 1106 sq ft / 102.7 sq m

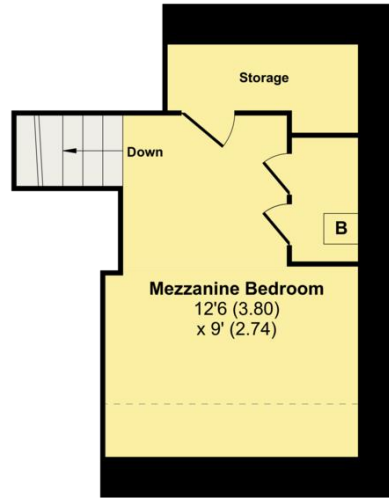
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1125 sq ft / 104.4 sq m

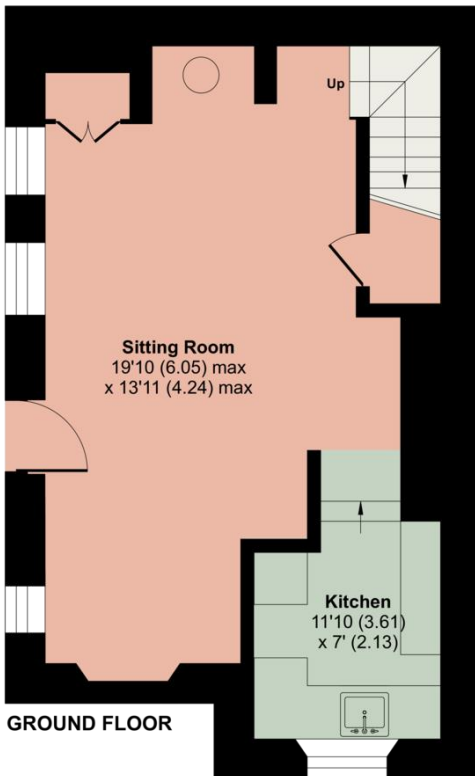
For identification only - Not to scale



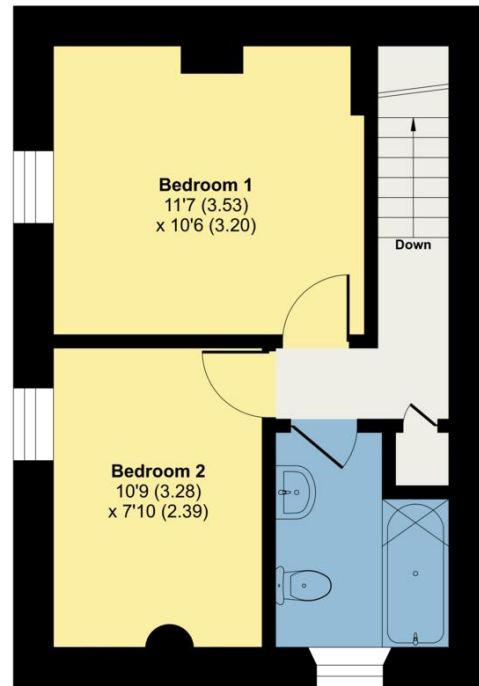
**BARN GROUND FLOOR**



**MEZZANINE LEVEL**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1214781

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