



Cartmel

£695,000

Barn Garth Cottage, Barn Garth, Cartmel, Grange-over-Sands, Cumbria, LA11 6PP

Nestled in the heart of the medieval village of Cartmel, this enchanting Grade II Listed 3 Bedroom Semi-Detached Cottage with luxury Garden Spa Room, dates back to the early 18th century and offers a perfect blend of period charm and modern comfort.

With its quintessential cottage style windows and exposed beams, this characterful home is an enchanting retreat for those seeking a slice of history with contemporary conveniences.

Quick Overview

- Luxury Garden spa room
- Grade II Listed Cottage
- Wealth of character and charm
- 3 Bedrooms - 1 En-Suite
- Successful holiday let
- Beautifully presented
- Enclosed Patio area
- Off road Parking space for 1 car
- Set in a popular historical village
- Superfast Broadband available*



3



2



2



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Superfast
Broadband



1 Parking space

Property Reference: G3013



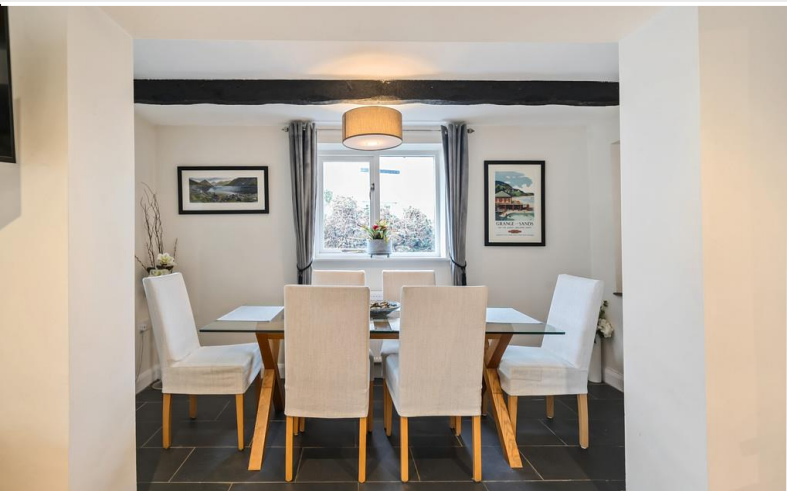
Kitchen



Snug



Lounge



Dining Area

Step inside to discover a light and airy interior, blended with a wealth of character which creates a warm and inviting environment for family gatherings or quiet evenings by the fire within this popular Holiday Let. The cottage boasts 3 well-appointed and tastefully decorated bedrooms, including a master suite with an en-suite shower room, providing a private sanctuary for relaxation. An additional highlight is the separate and distinctive spa room, its delightful surroundings resonating peace and tranquility, providing the ultimate location in which to unwind and rejuvenate after a long day. Outside, the property features charming enclosed patio areas, perfect for al fresco dining or simply enjoying the peaceful surroundings. The private parking ensures convenience, a rare find in such a historic setting.

Whether you're looking for a permanent residence or a weekend getaway, this delightful Grade II listed cottage in Cartmel is a gem that promises an unparalleled lifestyle of comfort and charm. (There is a piece of Cartmel Priory Monastery in the wall). Don't miss the opportunity to own a piece of history in one of the Lake District's most sought-after locations. Arrange a viewing today and step into your dream home.

The gated entrance leads to the wide half glazed stable doors which opens in to the country kitchen with slate flagged floor, painted exposed beams and complementary part tiled walls. There is an attractive range of cream wall and base cabinets with brushed chrome handles and 'Beech' effect worktops. Rangemaster gas Aga with 5 rings, integrated microwave and dishwasher and space for fridge-freezer. Door to snug and open aspect through to the well crafted dining area. The snug is a delightful area for relaxing or reading with double doors to the private rear patio area and stairs to the first floor. Fitted cupboard housing the meters. From here a door leads in to the spacious open-plan lounge/dining area which is an oasis of calm with part slate tiled floor and part Haro Parquet oak flooring. Exposed painted beams, inset ceiling spotlights and double doors to the main patio area. Door to cloakroom with a 2 piece white suite and attractive part tiled walls and access to washer/drier.

From the snug the stairs lead to the first floor landing with exposed painted beams and door to second floor. Bedroom 1 is a super double room with dual aspect, exposed painted beams and 2 recessed storage cupboards. The en-suite shower room has a 3 piece white suite, comprising shower enclosure with sliding doors, wash hand basin and WC. Attractive tiling to walls and floor. Bedroom 2 is a charming double/twin room with an exposed stone wall, dual aspect, exposed painted beams and window seat. The family shower room has a 3 piece white suite comprising shower enclosure with sliding doors and rain water style shower with hand held body spray, rectangular vanity basin and WC. Exposed stone wall, part tiled walls, vertical heated towel rail and karndean flooring.

From the landing there is a large window providing a beguiling view towards Hampsfell and stairs lead to the second floor attic bedroom 3. An attractive comfortable double room with pitched ceiling, 2 velux windows, exposed stone wall, exposed painted beams, under-eaves storage cupboards and fitted cupboard.

Outside: The stone walled enclosed and secluded patio area is especially inviting with ample space for outdoor dining and also a separate area for undercover dining if required! The 'crown jewel' is the former garage which has been beautifully converted in to a 'garden spa room'. This luxury spa has double glazed double doors which lead to the peaceful seated area with its super mellow feel and small 'hobbit' wood-burning stove sitting on a slate hearth - an ideal space to sit with a glass of prosecco! The luxury corner hydro massage bath for 2 people is fabulous and is surrounded by stylish part tiled walls with velux window over. There is a separate cloakroom with modern graphite WC with concealed cistern and a basin on a wall hung plinth, stunning tiled walls and floor throughout. To the rear there is gated access to the boiler/garden store which houses the wall mounted Vaillant Eco Teck gas central



Kitchen



Lounge



Bedroom 1



En-Suite Shower Room



Bedroom 2



View towards Hampsfell

heating combi boiler. There is also access to an additional private patio area from the snug. To top it all off there is a gravelled off road parking space (a coveted commodity in Cartmel!).

Location: Cartmel itself is a picturesque village, renowned for its medieval priory, quaint shops, and renowned eateries, including the famous L'Enclume restaurant. This vibrant rural community offers a unique lifestyle, combining the tranquillity of village life with its mix of local events and attractions. 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. Drop down in to the village of Cartmel and turn right at the 'T' junction and then immediately left by the 'Pig & Whistle' Public House. Take the first right into Barn Garth and Barn Garth Cottage is about 75 yards along on the right hand side.

Accommodation (with approximate measurements)

- Kitchen** 12' 0" x 9' 4" (3.66m x 2.84m)
- Snug** 14' 5" max x 10' 6" (4.39m max x 3.2m)
- Lounge** 13' 0" x 12' 4" (3.96m x 3.76m) + 13'10" x 5'5" (4.21m x 1.66m)
- Dining Area** 12' 8" x 5' 6" (3.86m x 1.68m)
- Cloakroom**
- First Floor**
- Bedroom 1** 13' 10" plus w/robes x 12' 5" (4.22m plus w/robes x 3.78m)
- En-Suite Shower Room**
- Bedroom 2** 12' 4" x 9' 8" (3.76m x 2.95m)
- Shower Room**
- Second Floor**
- Attic Bedroom 3** 13' 7" inc w/robes x 12' 2" (4.14m inc w/robes x 3.71m) some limited head height
- Garden Spa Room** 15' 1" x 10' 0" (4.6m x 3.05m)

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

Tenure: Freehold. Vacant possession upon completion.

Conservation Area: This property is located within Cartmel Conservation Area.

Broadband: Superfast Broadband.

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 travelchapter.com and holidaycottages.co.uk
If you were to purchase this property as a holiday let, it is currently earning over £40,000 per annum. Figures are available to interested parties once viewed.



Bedroom 1



Bedroom 3



Garden Spa



Garden Spa



Garden Patio

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1200 - £1300 per calendar month. For further information and our terms and conditions please contact the Office.

What3Words: beaks.blaring.reveal (<https://what3words.com>)

Viewing Arrangements: Strictly by appointment with Hackney & Leigh.

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

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



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