





Living Room



Living Room



Cartmel

**£850,000**

Garret House

Cartmel

Grange-Over-Sands

Cumbria

LA11 7SR

Rarely does a property such as this come to the open market. Words fail to describe adequately this unique, high quality, versatile family home. With equestrian facilities, 4.83 acres of land, superb views, stunning original features and a feeling of luxury this property will appeal to a variety of discerning purchasers. Comprising Dining Hall, Living Room, Bespoke Kitchen, Utility Room, Cloakroom, 4 Double Bedrooms, Family Bathroom, Unique internal 'Bridge', Spacious Landing/Office, Shower Room, Games Room, Boiler Room & Sun/Garden Room. Stabling for 2, Barn, Large Wood Store, Double Car Port, Garage, Gardens and patios.

### Description & Location:-

This magnificent property was tastefully and lovingly refurbished (and extended into the adjacent Barn) to exacting standards using the very best materials in 2012 and has cleverly integrated contemporary style with the charm of original features. The attention to detail and quality finish is impressive with under floor heating throughout (via the ground source heat pump), solid oak doors, engineered oak flooring, a mixture of period style double glazed hard wood and redwood aluminium clad windows, quality Bespoke Kitchen and Laundry with Modern Bathrooms and fully integrated NUVO audio entertainment system to name just a few touches. Some 4.83 acres of land, equestrian facilities, outbuildings, spacious family home and splendid countryside views all combine to create an outstanding home. Located in a slightly elevated position just outside the main village of Cartmel the property enjoys the peace and quiet.

The picturesque medieval village of Cartmel is just a short stroll away and is renowned not only for its famous 12th Century Priory, its Gatehouse and their associated monastic architecture but in more recent times for the renowned 'Cartmel Races' Steeplechase meetings, the popular annual Agricultural Show, famous 'Cartmel Sticky Toffee Pudding' and the 2 "Michelin Star" 'L'Enclume restaurant.

The village is located just outside the Lake District National Park, in the centre of the Cartmel Peninsula offering a thriving community with both Junior and Secondary schools, shops sufficient for daily needs and a good supply of pubs and eateries. 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 Cartmel is a short drive to the many attractions on offer in The Lake District itself.



Kitchen



Kitchen



Kitchen



Dining Hall



Rear Hall



Dining Hall

**Accommodation (with approximate measurements)**

A shared pathway to the front of the property leads you directly to the charming, painted, solid wood front door, opening to:-

**Dining Hall** 15' 0" x 12' 3" (4.57m x 3.73m) a lovely room with engineered oak flooring, deep set multi pane double glazed window with wooden panel detail providing delightful views of open countryside, Cartmel Racecourse and Cartmel Village. Feature wooden beam and splendid inglenook fireplace with 'Farrow & Ball' painted surround,

housing the multi fuel burning stove set on slate heath. Two steps lead up to the Kitchen. Solid Oak door to:-

**Living Room** 15' 0" x 13' 3" (4.57m x 4.04m) with continuation of the attractive engineered oak flooring, oak beam and multi pane double glazed sash window with window seat to front aspect offering same delightful views. Recessed storage cupboard. The charming multi fuel burner set on slate hearth provides the cosy focal point to the room. Two steps up and door to:-

**Inner Hall** with slate flagged floor, recessed ceiling spot lights, half glazed external stable door, half height 'Farrow & Ball' painted wooden wall panelling, oak stair case rising to First Floor and solid oak doors to:-



Master Bedroom



Master Bedroom



Dressing Room

**Kitchen** 19' 2" x 12' 1" max (5.84m x 3.68m max) a most impressive hub of the home with twin aspect and pleasing views to rear and side. Splendid range of hand made, bespoke, solid wood kitchen cabinets with 'Farrow & Ball' painted finish and Lakeland slate worktops with up stands and double 'Butler's' sink. Integrated dishwasher and microwave. American style double fridge freezer and Range Cooker, Central Island with solid Oak top, storage and seating for two and matching solid oak topped dresser/display cabinet. Feature old beam over opening to Dining Room with date stamp 1841. Cotswold limestone floor. Door to large larder with shelving.

From the Inner Hall, doors to:-

**Cloakroom** with recessed ceiling spot lights, half height painted wooden wall panelling, low flush WC and pedestal wash hand basin.

**Laundry/Utility Room** 8' 6" x 5' 6" (2.59m x 1.68m) with a continuation of the slate flooring, 'Velux' roof light and window to rear. Range of hand made solid wood wall and base cabinets with 'Farrow & Ball' painted finish. Stainless steel sink unit, space and plumbing for washing machine and tumble dryer. Recessed 'Pantry' style cupboard. Ideal

'boot' or wet dog room!

The fabulous solid oak stair case with long picture window to the rear, leads to:-

**Gallery Landing** a spacious, light and bright landing interestingly arranged over two levels. Useful, large linen cupboard, loft hatch with access to boarded loft with light. Doors to:-



Bathroom

**Master Bedroom** 15' 7" x 10' 5" max (4.75m x 3.18m max) a stunning, generously proportioned, Master Bedroom with vaulted ceiling and impressive beams and trusses. Recessed ceiling spot lights. Window to front with window seat offering delightful open Countryside views and towards Cartmel Village and Racecourse. Double doors with two steps up open to Dressing Room with array of hanging and shelf space and ample room for dressing table.

**Bedroom 2** 12' 9" x 12' 5" max (3.89m x 3.78m max) a double room with lovely dual aspect to side and rear. Recessed storage cupboard, high ceiling, ceiling spot lights and exposed beam.

**Bedroom 3** 11' 6" x 7' 4" (3.51m x 2.24m) a further double bedroom with deep set window to front affording spectacular country views. Recessed ceiling spot lights.

**Bathroom** a delightful, spacious bathroom. With window to front and half height 'Plantation' shutter, half height painted wooden wall panelling, recessed ceiling spot lights and ceramic tiled floor. Free standing roll top bath, low flush WC and wash hand basin set on hand made, marble topped vanity unit. Shower enclosure with 'rain' shower and small high level window with slate tiles and lighting.

'Bridge' From the Gallery Landing the unique, frosted glass 'bridge' leads to the:-



Internal 'Bridge'



Open Study/Landing

**Study/Inner Landing** 16' 10" x 11' 1" (5.13m x 3.38m) a generously proportioned space with small, high level, deep set original barn window. 'Velux' window and recessed ceiling spot lights. Although currently utilised as home office (with additional wiring and sockets and housing the super sound system) this room has other possibilities and also lends itself towards perhaps a peaceful reading room or Library. Oak stair case leads down to the Games Room. Doors to:-

**Shower Room** with attractive and modern suite comprising low flush WC with concealed cistern, wall mounted wash hand basin and double shower enclosure with body jets. Travertine tiles, marble display shelf, illuminated wall mirror and chrome ladder style radiator. Exposed beams and recessed ceiling spot lights.

**Bedroom 4** 13' 7" x 9' 11" (4.14m x 3.02m) a further generously proportioned double bedroom with aspect to the rear offering delightful countryside views towards Hampsfell. Exposed beams, 'Velux' window and original small high level barn window.

From the Study/Inner Landing the beautiful oak stair case leads down to:-

**Family Room/Games Room** 29' 10" x 18' 3" max (9.09m x 5.56m max) a versatile room of cavernous proportions! Suitable for a variety of different uses, currently utilised as 'Party' room with additional plumbing for Bar or Kitchenette, possible potential for extra living space or even a self contained unit. Also suitable as perhaps a Games Room? Tumbled limestone floor, large floor to ceiling window (originally barn doors) deep set window to side and attractive, free standing 'Dovre' multi fuel stove. External door and door to:-

**Boiler Room** housing hot water storage tanks and associated 'plant'.

Two steps up from the Games Room and open to:-

**Sun/Garden Room** 19' 8" x 10' 4" (5.99m x 3.15m) a delightful bright and sunny room with super views over the gardens and fields. With a continuation of the tumbled limestone flooring, exposed beams and trusses, bank of 4 self cleaning 'Velux' windows and double French doors leading to patio. Wall lights.



Garden Room



Family Room



Seating Area



Bedroom 4



Bedroom 2



Shower Room

#### Outside

**Garage Block** 38' 0" x 29' 0" (11.58m x 8.84m) Consisting of single Garage and adjoining double car port. Both with power and light. A loft hatch to a good sized storage area above.

**Parking** To the rear of the property, through the large wooden electric security gate is a large, private, 'Cotswold' gravel driveway with parking for many vehicles.

**Gardens and Patios** To the rear, along side the Driveway is a

good sized, level lawned area bordered by wooden fencing, mature hedges and delightful beck.

There is a generous, stone flagged terraced patio area with stone wall detailing, modern lighting and pretty rockery style planting. Directly accessed via either the Sun Room, Games Room or Inner Hall.

A most inviting space in which to simply enjoy the sun, peace, quiet and surroundings or ideal to entertain guests - many!

**Orchard and Vegetable Garden** The Orchard has a good mix of productive and mature fruit trees including Damson, Cob Nut, Plum, Apple and Pear. A useful, good sized Log Store occupies the corner. Gated access to Vegetable/Kitchen garden bordered by wooden fence and stone walling, gate to another level lawned area (providing right of access for Garret House Cottages).

From the Driveway, heading towards the stables is further parking - ideal for horse box/trailer. Access to recently installed 'Clargester' septic tank. Gateway to:-





Garage & Double Car Port

**Barn & Stables** 23' 2" x 17' 6" (7.06m x 5.33m) The open barn provides ample, dry storage. Two wooden loose boxes (both 11'11" x 10'6") (3.63m x 3.20m) with rubber flooring and with additional covered 'dry' area directly outside.

**Land** Garret House is situated in a total area of around of around 5.5 ac. The grazing land extends to about 4.83 ac. and consists of 2 paddocks and one larger field (one with own natural water supply).

**Services:** Mains water and electricity. Private drainage. Mains gas not available.

**Council Tax:** Band F. South Lakeland District Council.

**Tenure:** Freehold. Vacant possession upon completion.

**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.



Patio & Views



Entrance Gates

**Residential Lettings:** If you were to purchase this property for residential lettings we estimate the house has the potential to achieve £1750 - £2000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

***"A thought from the Owners"***

*A wonderful, comfortable home with lovely views of Hampsfell and down towards Cartmel Priory.*

Viewing Notes



Stable & Paddock

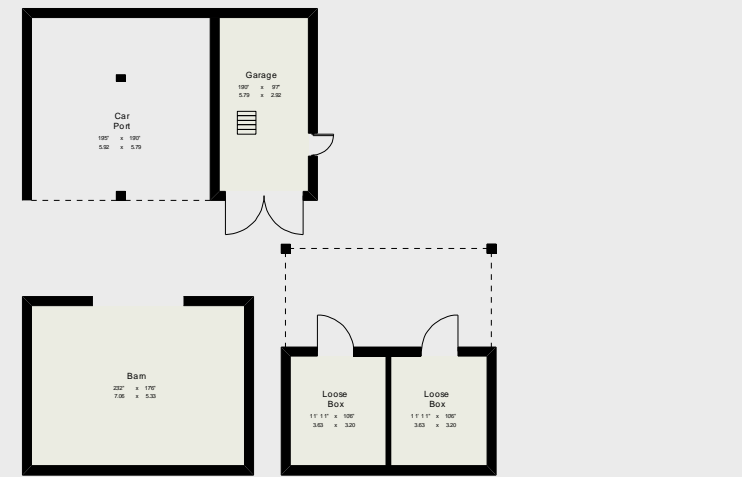


Paddock

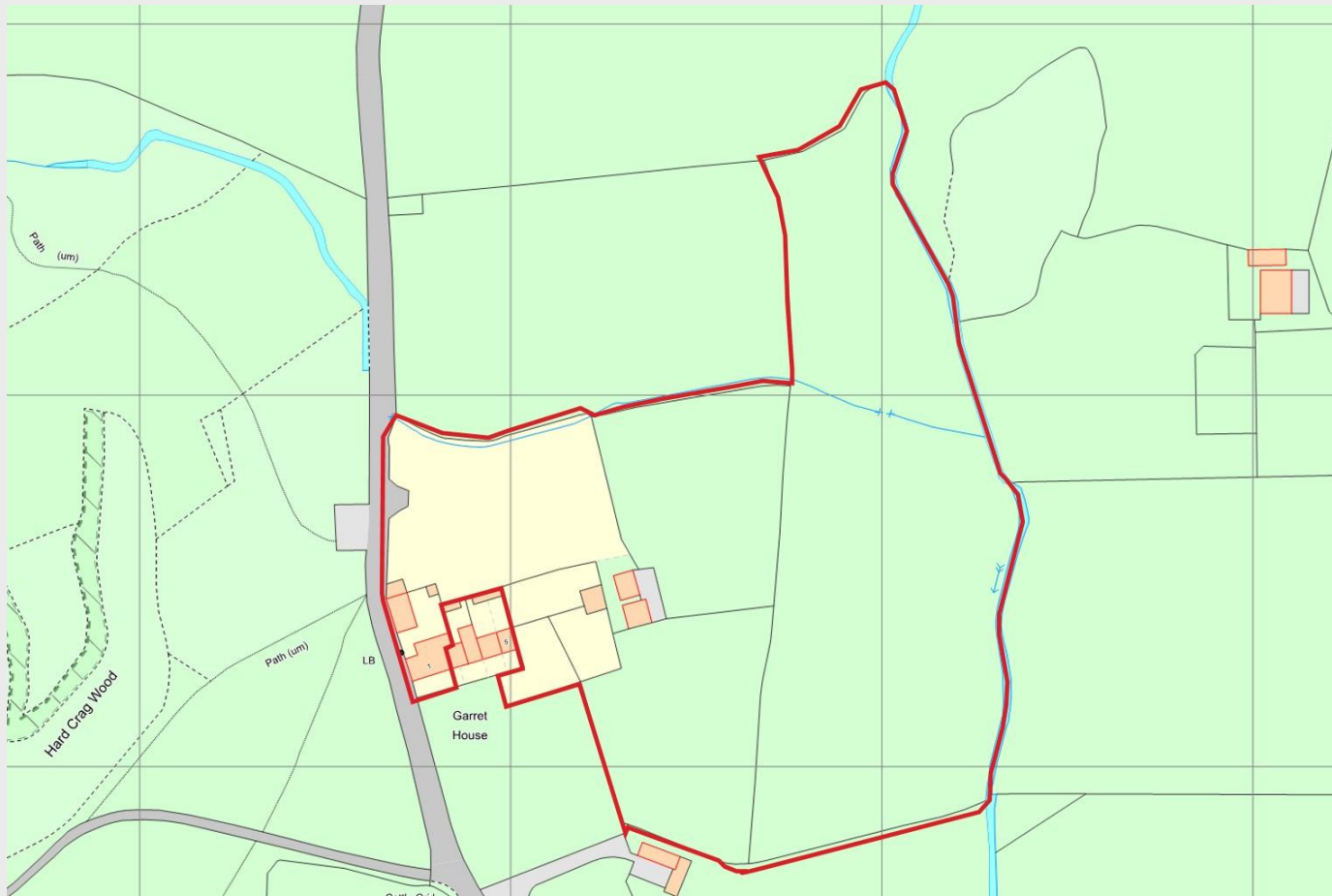




Ground Floor First Floor



Approx Gross Floor Area = 3812 Sq. Feet



#### Directions:

From Grange over Sands proceed up Grange Fell Road turning right just past the cemetery. Carry along Hags Lane dropping down into Cartmel. From Cartmel square take the road to the right of Sticky Toffee Pudding Shop. Continue past the race course for around ½ a mile and the property is located on the right hand side, take the first right, after the Cottages into the spacious private Driveway for Garret House).

© Crown Copyright and database rights 2016 Ordnance Survey -