



Low Mill, Barn Garth, Cartmel
Asking Price £450,000

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Thomson Hayton Winkley



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A recently renovated, beautifully presented end terrace house centrally located within the picturesque village of Cartmel. Having a sitting room, dining kitchen, three bedrooms with one having an en suite cloakroom, bathroom, cloakroom, courtyard garden and off road parking for two cars.







ACCOMMODATION

Low Mill is a recently renovated, well proportioned end terrace house located within the heart of Cartmel being convenient for the many amenities available in the picturesque village which include a variety of cafes, public houses and restaurants, including the Michelin star rated 'L'Enclume', both Primary and Secondary Schools, the 12th century Priory Church and a village store to name a few. Cartmel is within easy reach of Grange-over-Sands, the Lake District National Park and road links to the M6.

The internal specification has been finished to a high standard offering all fitting and fixtures in "brand new" condition including an excellent fitted kitchen with appliances, modern four piece bathroom and two cloakrooms, contemporary doors, quality double glazing, gas central heating and appealing neutral décor throughout.

The well presented accommodation briefly comprises an entrance hall, sitting room with living flame gas stove, excellent dining kitchen and a cloakroom to the ground floor, a landing with views of Cartmel Priory, two double bedrooms and a four piece bathroom to the first floor and a feature galleried landing and further double bedroom with en suite cloakroom to the second floor.

Outside offers a delightful walled patio garden to the rear and off road parking for two vehicles.

Low Mill is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

8' 4" x 6' 0" (2.56m x 1.84m)

Double glazed door, radiator, painted beam, tiled flooring.

SITTING ROOM

14' 11" max x 14' 7" max (4.57m x 4.46m)

Two double glazed windows, two radiators, living flame gas stove to feature fireplace, painted beam, recessed spotlights.

DINING KITCHEN

17' 3" max x 10' 2" max (5.28m x 3.11m)

KITCHEN

10' 2" x 7' 11" (3.10m x 2.42m)

Radiator, excellent range of base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, built in microwave, integrated fridge and freezer, plumbing for washing machine, built in cupboard, under wall unit lighting, tiled flooring.

DINING CONSERVATORY

10' 2" x 8' 5" (3.11m x 2.57m)

Double glazed French doors, double glazed windows, double glazed roof, underfloor heating, wall light, tiled flooring.

CLOAKROOM

7' 4" x 3' 0" (2.25m x 0.93m)

Two piece suite in white comprises W.C. and wash hand basin to vanity, under stairs cupboard, extractor fan, tiled flooring.





FIRST FLOOR

LANDING

8' 8" max x 6' 9" max (2.65m x 2.07m)

Double glazed window, under stairs cupboard, radiator, painted beam.

BEDROOM

15' 7" max x 9' 2" max (4.75m x 2.81m)

Two double glazed windows, radiator, painted beam.

BEDROOM

11' 5" x 8' 7" (3.49m x 2.62m)

Double glazed window, radiator, painted beam.

BATHROOM

10' 1" max x 7' 10" max (3.09m x 2.40m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C. wash hand basin to vanity, corner bath with mixer shower and fully tiled shower cubicle with thermostatic shower, built in cupboard housing gas combination boiler, extractor fan, part tiling to walls, tiled flooring.

SECOND FLOOR

LANDING

4' 0" x 2' 10" (1.22m x 0.88m)

Natural light from gallery, built in cupboard.

BEDROOM

17' 1" max x 15' 9" max (5.23m x 4.82m)

Double glazed window, two double glazed Velux windows, radiator, recessed spotlight, painted beams, access to gallery.

EN SUITE CLOAKROOM

4' 3" x 2' 7" (1.31m x 0.80m)

Two piece suite in white comprises W.C. and wash hand basin, extractor fan, painted beam, tiled flooring.

GALLERY

8' 3" max x 4' 7" max (2.53m x 1.40m)

Double glazed Velux window.

OUTSIDE

There is off road parking for two vehicles to the side of the house and a delightful walled patio garden to the rear which includes a pergola and trellis, a paved seating area, low maintenance decorative slate chippings and a water supply.

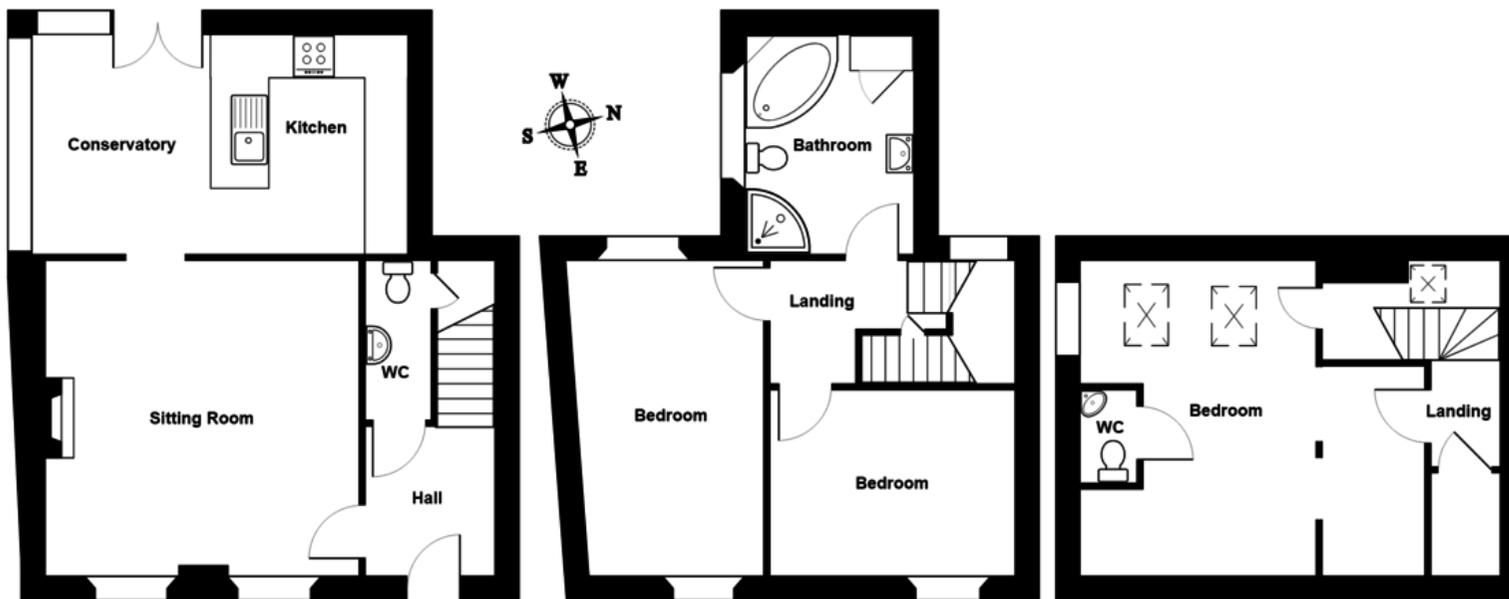
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D as shown on the Valuation Office website.





Ground Floor

First Floor

Second Floor

Low Mill, Barn Garth, Cartmel

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Performance Certificate

Low Mill, Barn Garth, Cartmel, GRANGE-OVER-SANDS, LA11 6PP
 Dwelling type: Semi-detached house Reference number: 8702-3221-1729-7827-2213
 Date of assessment: 22 February 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 February 2019 Total floor area: 106 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,903
Over 3 years you could save	£ 1,605

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 213 over 3 years	
Heating	£ 3,327 over 3 years	£ 1,872 over 3 years	
Hot Water	£ 309 over 3 years	£ 213 over 3 years	
Totals	£ 3,903	£ 2,298	You could save £ 1,605 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Your energy efficiency - lower running costs

BS plan A (81-85)	B	C	D	E	F	G	H	I
(86-90)								
(91-94)								
(95-98)								
(99-100)								

Current: 82 Potential: 85

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is based D rating 60. The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£550 - £1,500	£ 90
2 Room-in-roof insulation	£1,500 - £2,700	£ 822
3 Cavity wall insulation	£500 - £1,500	£ 171

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.sarp.energyadvice.org.uk or call freephone 0800 444622. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

Leave Grange in the direction of Cartmel via Grange Fell Road, pass the Golf Club and at the junction turn right in to Hagg Lane. At the end of Hagg Lane turn right, pass the Pig & Whistle bearing left on to the Causeway and turn right in to Barn Garth to find Low Mill located on the left.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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