



## Cartmel

**£160,000**

Bracken Lodge, 24  
Aynsome Manor Park  
Aynsome Lane  
Cartmel  
Grange-over-Sands  
Cumbria, LA11 6HH

This really is a gem! Currently a successful holiday let but a perfect home too. Tucked privately away in arguably one of the nicest plots on this highly regarded site within walking distance of Cartmel. This well maintained, modern and light lodge comprises open plan Living/Dining Kitchen, two Double Bedrooms, Bathroom, decked Terrace, Gardens and Private Parking. Highly recommended.

Property Ref: G2500

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TB





Open plan living area



Bedroom 1

**Location/Description:** This lodge really is a delight. Presented to a high standard with modern fixtures and fittings with tasteful neutral décor throughout internally. The exceptionally private and tranquil, well tended outside space is a huge bonus!

The metal entrance gate in the stone wall feels like entering The Secret Garden!

With mature hedges and trees to two sides and impressive high stone walls to the side and rear, the property is not at all overlooked, infact, easy to miss! The lodges (apart from their own private gardens) also enjoy and benefit from a communal field to the side, ideal for dog exercise or children's games.

Aynsome Manor Park is highly regarded and sought after with the delightful village of Cartmel within walking distance. The park is peaceful and quiet and beautifully maintained with an attractive central pond complete with ducks, rumoured to have been the fishing pond for the

monks from Cartmel Priory!

The mediaeval and picturesque village of Cartmel boasts the stunning 12th Century Priory and Gatehouse, famous, exclusive eatery L'Enclume, Pubs/Restaurants, Steeplechase race meetings and of course the famous sticky toffee pudding!

To reach the property, proceed out of the village in the direction of Newby Bridge. Take the first left (signposted Aynsome), follow the road past the Aynsome Manor Hotel and take the first right through the West gate into Aynsome Manor Park. The parking space for Bracken Lodge is on the left at the head of the parking area (signed No. 24). The stone steps to the side and rear lead to the metal gate (right) and to the lodge.

#### Accommodation (with approximate measurements)

The glazed side door opens to:-

**Open plan Living/Dining/Kitchen** 17' 7" x 22' 0" (5.36m x 6.71m) Max  
Spacious and light with tasteful neutral decor, this space is naturally divided into 3 distinct areas.

The kitchen comprises modern beech wall and base cabinets with contrasting stainless steel drawers. Neff double oven with extractor over, ceramic hob, stainless steel sink unit, plumbing for washing machine and integrated dishwasher and fridge freezer. Engineered oak flooring and window to the side elevation. Breakfast bar with oak block worksurface. The dining 'nook' has ample space for a table for four with delightful outlook through the 'Oriel' window to the front garden.

The lounge is spacious with a cosy feel provided by the gas 'wood burning stove' on the tiled hearth. Further 'Oriel' window and double patio doors with direct access to the decked terrace.

Door to:-

**Bathroom** with frosted window to the side and white suite comprising bath with shower over and glass screen, low flush WC and pedestal wash hand basin. Half height painted tongue & groove wall panelling with tiling above. Chrome electric towel warmer.



Open plan kitchen area

**Bedroom 1** 11' 10" x 9' 6" (3.61m x 2.92m) a double bedroom with dual aspect providing private outlook into garden. Half height painted tongue & groove wall panelling and recessed ceiling spot lights.

**Bedroom 2** 9' 6" x 8' 2" (2.90m x 2.49m) currently arranged as a twin bedroom with window to rear and pleasant outlook. Built in wardrobe. Half height painted tongue and groove wall panelling.

**Decked Terrace** the terrace is south facing and catches the sun all day long. Generously proportioned and not overlooked, this delightful portion of the outdoor space provides a super area to enjoy al-fresco dining whatever time of the day. A gate allows access to the garden.

**Garden** the lawns extend to three sides of the lodge with one side being gravel and paved. Enclosed by well established hedge and shrubbery and attractive high stone walls to the side and rear. Timber shed. The garden is well kept and the lawn is mown as part of the management fee. The residents and guests also have full use of a 'field' (attached) which is perfect for picnicking, dog walking and outdoor games perhaps!

**Parking** a private parking space is provided for Bracken Lodge, with further visitor parking available a little further around into the park.

**Services:** Mains water and electricity. Septic tank drainage. Electric heating to radiators. LPG to stove.

**Management Charge:** the management fee is £1600 per annum (payable in 10 installments) and includes maintenance of common grounds, provision of site manager etc.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain. Please note: The property is not available as a permanent home and may only be inhabited for 46 weeks of the year. (Closed mid Jan to 1st March).

**Please Note:** Furniture and contents may be available by separate negotiation.



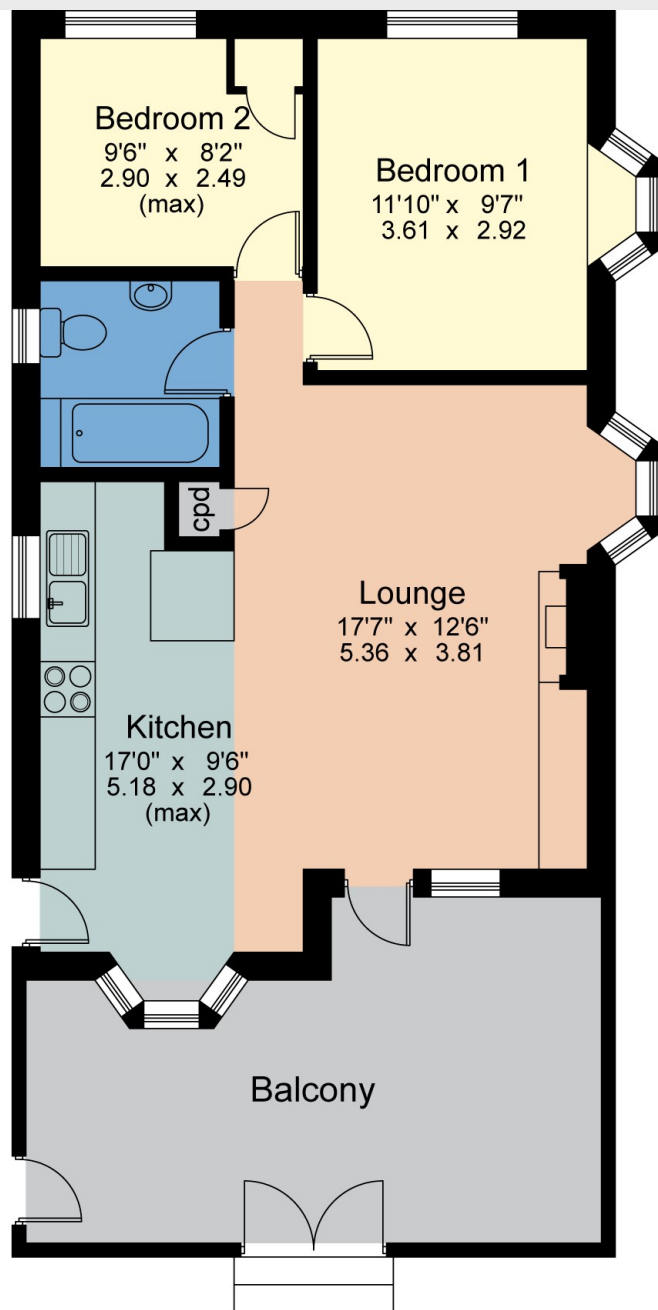
Bedroom 2

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

**Holiday Lettings:** The current vendors privately holiday let this property and advise a gross rental income of around £16,500 for 2019.

**Business Rates:** 2020/21 £268.69 p.a.





Approx Gross Floor Area = 639 Sq. Feet  
(Excluding Balcony) = 59.36 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners... "This is a lovely light filled lodge, enjoying a peaceful, private garden within the beautiful woodland setting of Aynsme Manor Park"

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