



Newton In Cartmel

£315,000

Hill View

Newton In Cartmel

Grange-over-Sands

Cumbria

LA11 6JH

A detached, versatile true Bungalow with superb open views in a desirable village location within the Lake District National Park with lovely country views, now in need of updating.

Comprising Hallway 'L' shaped Living room/Sun Room, Kitchen with Pantry/Utility off, Inner Hall with boarded Loft and windows, 2 Double Bedrooms, Dining Room/Bedroom 3, Integral Garage, Parking and Garden.

Property Ref: G2452





Sitting Room

Location/Description: This bungalow is spacious and versatile, positioned on a hill making the most of the wonderful, far reaching country views. Built in 1930 within a small cluster of properties, Newton in Cartmel is a popular village within the Lake District National Park only 2-3 miles from the historic village of Cartmel and within easy reach of the A590, M6 Motorway and the attractions of the inner Lake District.

If approaching from Grange over Sands take the first left off the A590 by-pass, at the 'T' Junction turn right, go under the underpass and then proceed through Low Newton and as you enter High Newton take the 3rd right into the Village and immediately left. Proceed up the hill and Hill View is on the left.

Accommodation (with approximate measurements)

Side Entrance Half glazed timber door opens to:

Hallway with door to integral garage, internal bathroom window and door to:-

Kitchen 10' 7" x 9' 10" (3.23m x 3.00m) with large window providing pleasing garden and country views. Fitted with a range of 'oak' effect wall and base units incorporating single drainer sink unit, but now in need of some updating. Door to:

Pantry/Utility Room 9' 5" x 7' 6" (2.88m x 2.29m) a useful space as a separate utility space with window but could also be incorporated to create a larger kitchen.

From the kitchen door to:-

Sitting Room 24' 8" x 19' 5" (7.53m x 5.92m) Max a generous, light filled, 'L' shaped room with large picture windows to one side and sliding French doors giving wonderful far-reaching country views. Attractive stone fireplace with hearth. Original recessed shelved cupboard. Doors to Inner Hall and Dining Room/Bedroom 3.

Inner hall with doors to all rooms and loft hatch.

Loft with pull-down metal ladder. Good sized loft space with two windows, power, light and access to further space utilised as storage. Ideal occasional bedroom/office.

Bedroom 1 11' 11" x 11' 10" (3.64m x 3.62m) a double bedroom with small bay window providing pleasing views and original painted fire place.

Bedroom 2 11' 8" x 10' 11" (3.58m x 3.33m) a further double bedroom with window overlooking the garden and fitted wardrobes with dressing table. Original painted fire place.

Dining Room/Bedroom 3 11' 11" x 11' 10" (3.64m x 3.62m) a versatile room which could be utilised as a formal dining room or 3rd double bedroom, with small bay window offering pleasing views. Fireplace with decorative wooden surround with tiled inset and hearth (not in use).



View

Bathroom with frosted window, electric wall heater and useful airing cupboard. 3 piece white suite comprising low flush WC, pedestal wash hand basin, bath with shower over and part tiled walls.

Garage 17' 11" x 12' 7" (5.48m x 3.85m) a large single garage with power and light. Electrically operated remote controlled door.

Outside an area of lawn wraps around two sides of the property with wonderful views. With pretty holly tree and bordered by well established hedge. A wide pathway to the front allows access to the paved patio area with more lawn to the other side. A lovely, sunny spot to enjoy the surroundings.

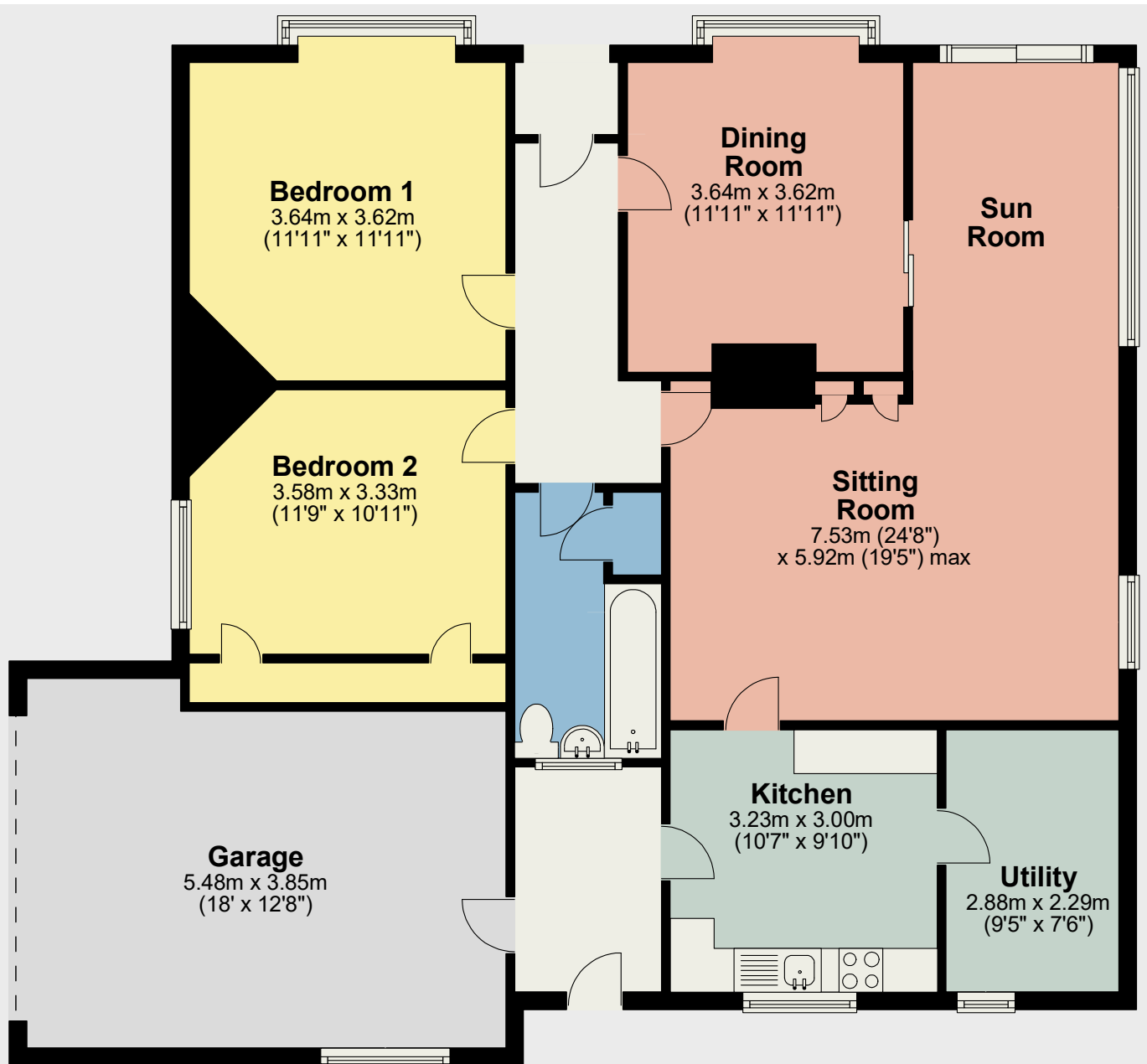
Services: Mains water, electricity and drainage.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. South Lakeland District Council.

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.



Total area: approx. 128.9 sq. metres (1387.6 sq. feet)

For illustrative purposes only. Not to scale. REF: G2452

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.



Newton In Cartmel

£315,000

Hill View

Newton In Cartmel

Grange-over-Sands

Cumbria

LA11 6JH

A detached, versatile true Bungalow with superb open views in a desirable village location within the Lake District National Park with lovely country views, now in need of updating.

Comprising Hallway 'L' shaped Living room/Sun Room, Kitchen with Pantry/Utility off, Inner Hall with boarded Loft and windows, 2 Double Bedrooms, Dining Room/Bedroom 3, Integral Garage, Parking and Garden.

Property Ref: G2452





Sitting Room

Location/Description: This bungalow is spacious and versatile, positioned on a hill making the most of the wonderful, far reaching country views. Built in 1930 within a small cluster of properties, Newton in Cartmel is a popular village within the Lake District National Park only 2-3 miles from the historic village of Cartmel and within easy reach of the A590, M6 Motorway and the attractions of the inner Lake District.

If approaching from Grange over Sands take the first left off the A590 by-pass, at the 'T' Junction turn right, go under the underpass and then proceed through Low Newton and as you enter High Newton take the 3rd right into the Village and immediately left. Proceed up the hill and Hill View is on the left.

Accommodation (with approximate measurements)

Side Entrance Half glazed timber door opens to:

Hallway with door to integral garage, internal bathroom window and door to:-

Kitchen 10' 7" x 9' 10" (3.23m x 3.00m) with large window providing pleasing garden and country views. Fitted with a range of 'oak' effect wall and base units incorporating single drainer sink unit, but now in need of some updating. Door to:

Pantry/Utility Room 9' 5" x 7' 6" (2.88m x 2.29m) a useful space as a separate utility space with window but could also be incorporated to create a larger kitchen.

From the kitchen door to:-

Sitting Room 24' 8" x 19' 5" (7.53m x 5.92m) Max a generous, light filled, 'L' shaped room with large picture windows to one side and sliding French doors giving wonderful far-reaching country views. Attractive stone fireplace with hearth. Original recessed shelved cupboard. Doors to Inner Hall and Dining Room/Bedroom 3.

Inner hall with doors to all rooms and loft hatch.

Loft with pull-down metal ladder. Good sized loft space with two windows, power, light and access to further space utilised as storage. Ideal occasional bedroom/office.

Bedroom 1 11' 11" x 11' 10" (3.64m x 3.62m) a double bedroom with small bay window providing pleasing views and original painted fire place.

Bedroom 2 11' 8" x 10' 11" (3.58m x 3.33m) a further double bedroom with window overlooking the garden and fitted wardrobes with dressing table. Original painted fire place.

Dining Room/Bedroom 3 11' 11" x 11' 10" (3.64m x 3.62m) a versatile room which could be utilised as a formal dining room or 3rd double bedroom, with small bay window offering pleasing views. Fireplace with decorative wooden surround with tiled inset and hearth (not in use).



View

Bathroom with frosted window, electric wall heater and useful airing cupboard. 3 piece white suite comprising low flush WC, pedestal wash hand basin, bath with shower over and part tiled walls.

Garage 17' 11" x 12' 7" (5.48m x 3.85m) a large single garage with power and light. Electrically operated remote controlled door.

Outside an area of lawn wraps around two sides of the property with wonderful views. With pretty holly tree and bordered by well established hedge. A wide pathway to the front allows access to the paved patio area with more lawn to the other side. A lovely, sunny spot to enjoy the surroundings.

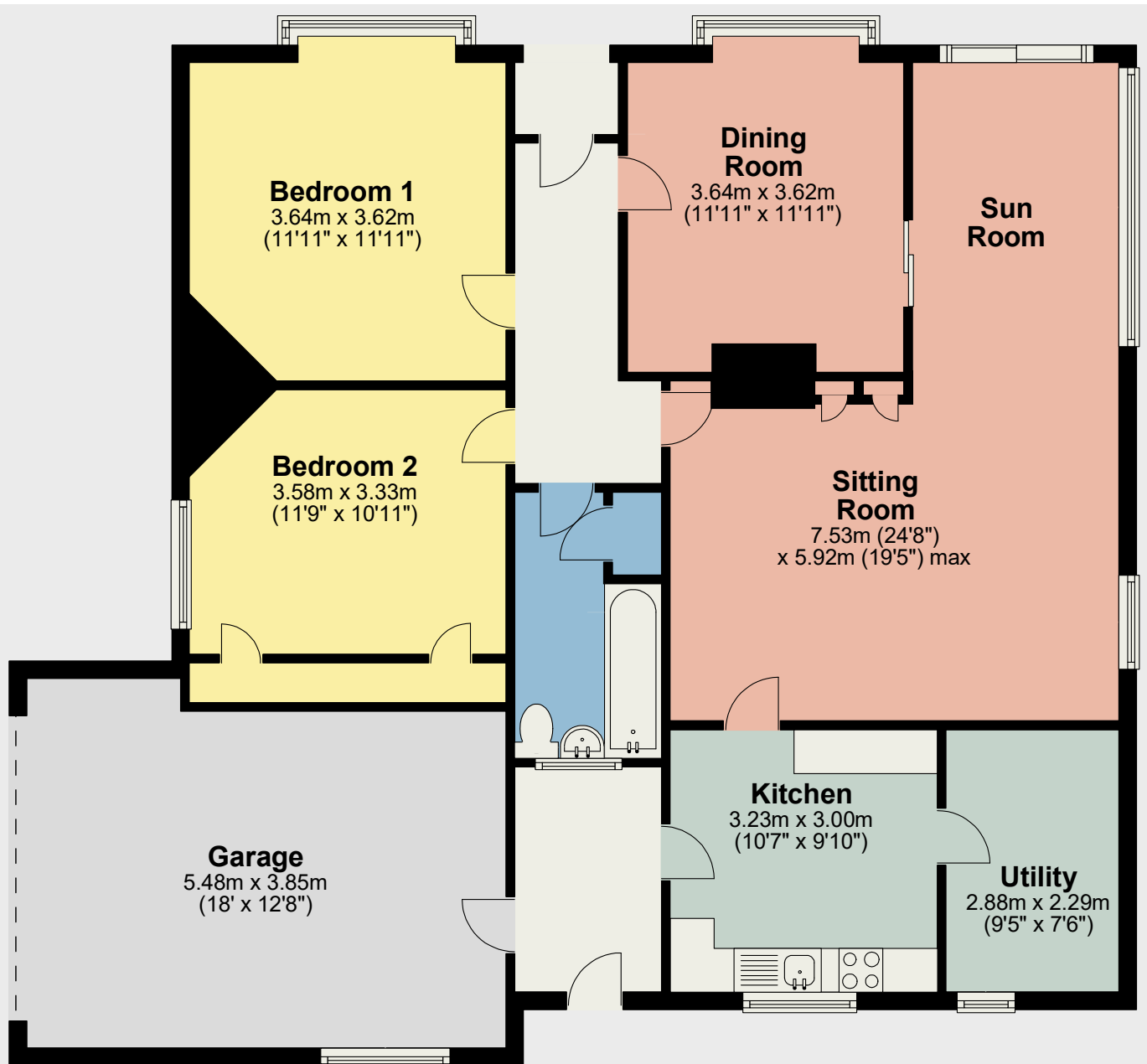
Services: Mains water, electricity and drainage.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. South Lakeland District Council.

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.



Total area: approx. 128.9 sq. metres (1387.6 sq. feet)

For illustrative purposes only. Not to scale. REF: G2452

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.



Newton In Cartmel

£315,000

Hill View

Newton In Cartmel

Grange-over-Sands

Cumbria

LA11 6JH

A detached, versatile true Bungalow with superb open views in a desirable village location within the Lake District National Park with lovely country views, now in need of updating.

Comprising Hallway 'L' shaped Living room/Sun Room, Kitchen with Pantry/Utility off, Inner Hall with boarded Loft and windows, 2 Double Bedrooms, Dining Room/Bedroom 3, Integral Garage, Parking and Garden.

Property Ref: G2452





Sitting Room

Location/Description: This bungalow is spacious and versatile, positioned on a hill making the most of the wonderful, far reaching country views. Built in 1930 within a small cluster of properties, Newton in Cartmel is a popular village within the Lake District National Park only 2-3 miles from the historic village of Cartmel and within easy reach of the A590, M6 Motorway and the attractions of the inner Lake District.

If approaching from Grange over Sands take the first left off the A590 by-pass, at the 'T' Junction turn right, go under the underpass and then proceed through Low Newton and as you enter High Newton take the 3rd right into the Village and immediately left. Proceed up the hill and Hill View is on the left.

Accommodation (with approximate measurements)

Side Entrance Half glazed timber door opens to:

Hallway with door to integral garage, internal bathroom window and door to:-

Kitchen 10' 7" x 9' 10" (3.23m x 3.00m) with large window providing pleasing garden and country views. Fitted with a range of 'oak' effect wall and base units incorporating single drainer sink unit, but now in need of some updating. Door to:

Pantry/Utility Room 9' 5" x 7' 6" (2.88m x 2.29m) a useful space as a separate utility space with window but could also be incorporated to create a larger kitchen.

From the kitchen door to:-

Sitting Room 24' 8" x 19' 5" (7.53m x 5.92m) Max a generous, light filled, 'L' shaped room with large picture windows to one side and sliding French doors giving wonderful far-reaching country views. Attractive stone fireplace with hearth. Original recessed shelved cupboard. Doors to Inner Hall and Dining Room/Bedroom 3.

Inner hall with doors to all rooms and loft hatch.

Loft with pull-down metal ladder. Good sized loft space with two windows, power, light and access to further space utilised as storage. Ideal occasional bedroom/office.

Bedroom 1 11' 11" x 11' 10" (3.64m x 3.62m) a double bedroom with small bay window providing pleasing views and original painted fire place.

Bedroom 2 11' 8" x 10' 11" (3.58m x 3.33m) a further double bedroom with window overlooking the garden and fitted wardrobes with dressing table. Original painted fire place.

Dining Room/Bedroom 3 11' 11" x 11' 10" (3.64m x 3.62m) a versatile room which could be utilised as a formal dining room or 3rd double bedroom, with small bay window offering pleasing views. Fireplace with decorative wooden surround with tiled inset and hearth (not in use).



View

Bathroom with frosted window, electric wall heater and useful airing cupboard. 3 piece white suite comprising low flush WC, pedestal wash hand basin, bath with shower over and part tiled walls.

Garage 17' 11" x 12' 7" (5.48m x 3.85m) a large single garage with power and light. Electrically operated remote controlled door.

Outside an area of lawn wraps around two sides of the property with wonderful views. With pretty holly tree and bordered by well established hedge. A wide pathway to the front allows access to the paved patio area with more lawn to the other side. A lovely, sunny spot to enjoy the surroundings.

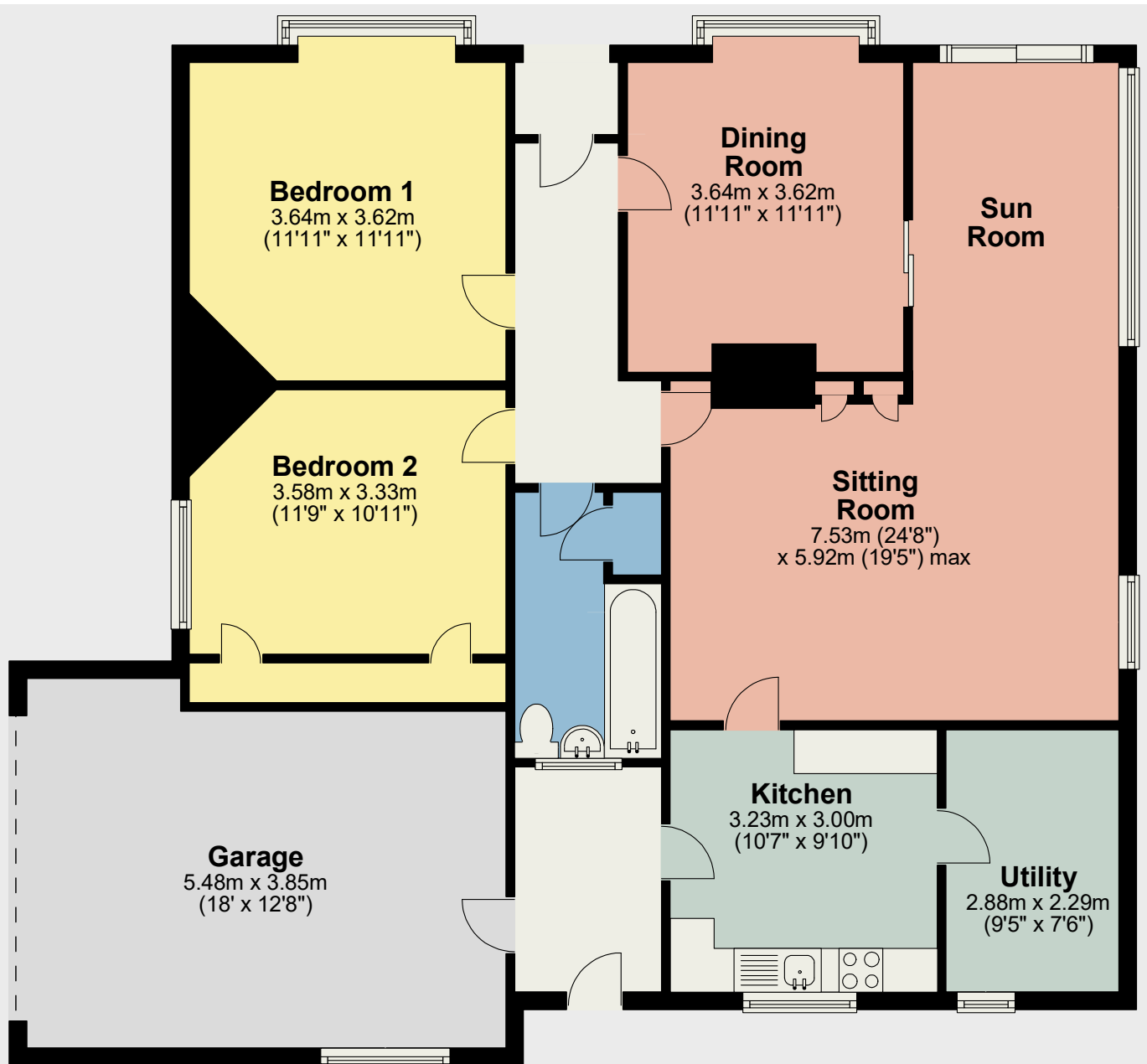
Services: Mains water, electricity and drainage.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. South Lakeland District Council.

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.



Total area: approx. 128.9 sq. metres (1387.6 sq. feet)

For illustrative purposes only. Not to scale. REF: G2452

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.



Newton In Cartmel

£315,000

Hill View

Newton In Cartmel

Grange-over-Sands

Cumbria

LA11 6JH

A detached, versatile true Bungalow with superb open views in a desirable village location within the Lake District National Park with lovely country views, now in need of updating.

Comprising Hallway 'L' shaped Living room/Sun Room, Kitchen with Pantry/Utility off, Inner Hall with boarded Loft and windows, 2 Double Bedrooms, Dining Room/Bedroom 3, Integral Garage, Parking and Garden.

Property Ref: G2452





Sitting Room

Location/Description: This bungalow is spacious and versatile, positioned on a hill making the most of the wonderful, far reaching country views. Built in 1930 within a small cluster of properties, Newton in Cartmel is a popular village within the Lake District National Park only 2-3 miles from the historic village of Cartmel and within easy reach of the A590, M6 Motorway and the attractions of the inner Lake District.

If approaching from Grange over Sands take the first left off the A590 by-pass, at the 'T' Junction turn right, go under the underpass and then proceed through Low Newton and as you enter High Newton take the 3rd right into the Village and immediately left. Proceed up the hill and Hill View is on the left.

Accommodation (with approximate measurements)

Side Entrance Half glazed timber door opens to:

Hallway with door to integral garage, internal bathroom window and door to:-

Kitchen 10' 7" x 9' 10" (3.23m x 3.00m) with large window providing pleasing garden and country views. Fitted with a range of 'oak' effect wall and base units incorporating single drainer sink unit, but now in need of some updating. Door to:

Pantry/Utility Room 9' 5" x 7' 6" (2.88m x 2.29m) a useful space as a separate utility space with window but could also be incorporated to create a larger kitchen.

From the kitchen door to:-

Sitting Room 24' 8" x 19' 5" (7.53m x 5.92m) Max a generous, light filled, 'L' shaped room with large picture windows to one side and sliding French doors giving wonderful far-reaching country views. Attractive stone fireplace with hearth. Original recessed shelved cupboard. Doors to Inner Hall and Dining Room/Bedroom 3.

Inner hall with doors to all rooms and loft hatch.

Loft with pull-down metal ladder. Good sized loft space with two windows, power, light and access to further space utilised as storage. Ideal occasional bedroom/office.

Bedroom 1 11' 11" x 11' 10" (3.64m x 3.62m) a double bedroom with small bay window providing pleasing views and original painted fire place.

Bedroom 2 11' 8" x 10' 11" (3.58m x 3.33m) a further double bedroom with window overlooking the garden and fitted wardrobes with dressing table. Original painted fire place.

Dining Room/Bedroom 3 11' 11" x 11' 10" (3.64m x 3.62m) a versatile room which could be utilised as a formal dining room or 3rd double bedroom, with small bay window offering pleasing views. Fireplace with decorative wooden surround with tiled inset and hearth (not in use).



View

Bathroom with frosted window, electric wall heater and useful airing cupboard. 3 piece white suite comprising low flush WC, pedestal wash hand basin, bath with shower over and part tiled walls.

Garage 17' 11" x 12' 7" (5.48m x 3.85m) a large single garage with power and light. Electrically operated remote controlled door.

Outside an area of lawn wraps around two sides of the property with wonderful views. With pretty holly tree and bordered by well established hedge. A wide pathway to the front allows access to the paved patio area with more lawn to the other side. A lovely, sunny spot to enjoy the surroundings.

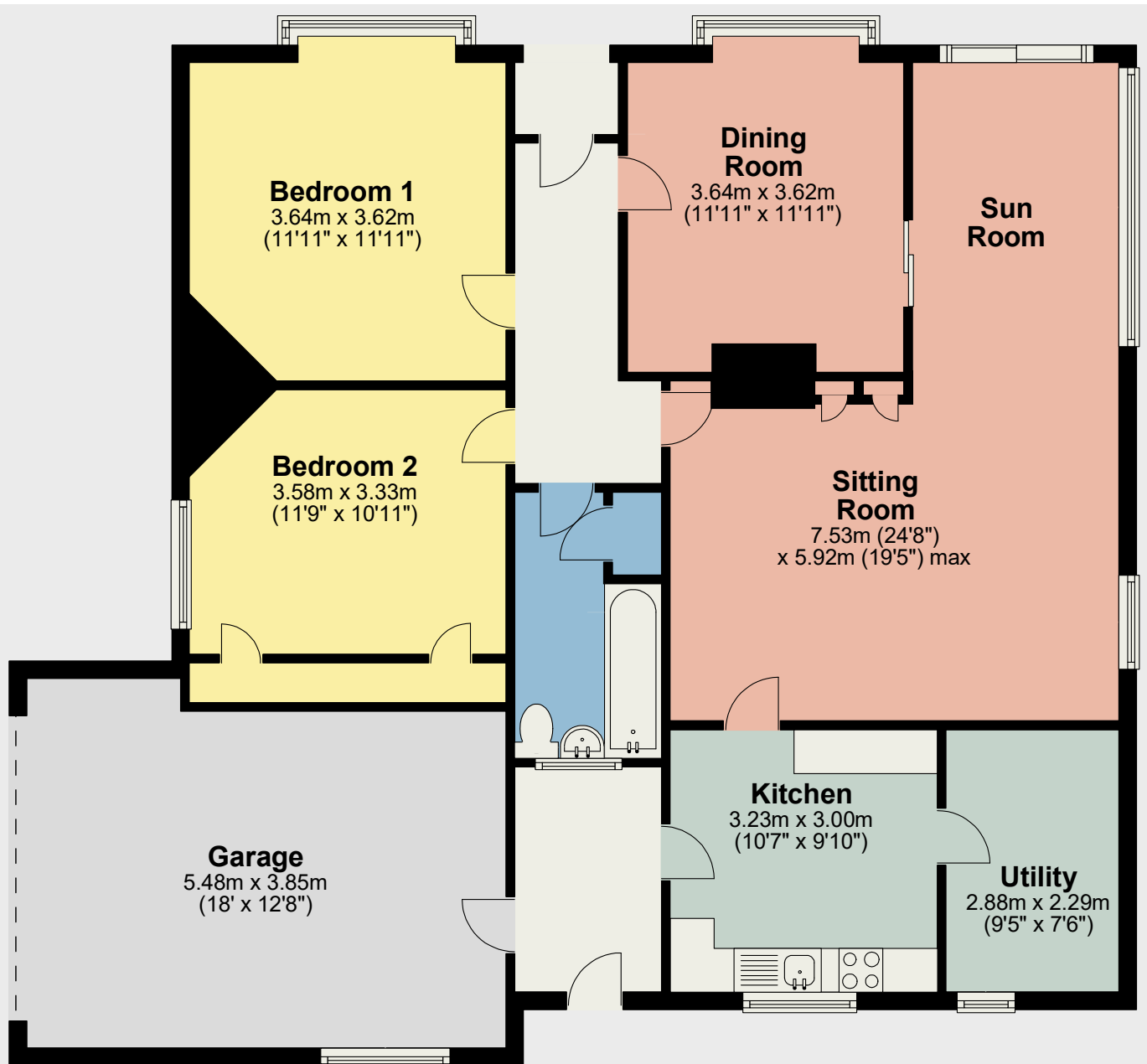
Services: Mains water, electricity and drainage.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. South Lakeland District Council.

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.



Total area: approx. 128.9 sq. metres (1387.6 sq. feet)

For illustrative purposes only. Not to scale. REF: G2452

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.



Newton In Cartmel

£315,000

Hill View

Newton In Cartmel

Grange-over-Sands

Cumbria

LA11 6JH

A detached, versatile true Bungalow with superb open views in a desirable village location within the Lake District National Park with lovely country views, now in need of updating.

Comprising Hallway 'L' shaped Living room/Sun Room, Kitchen with Pantry/Utility off, Inner Hall with boarded Loft and windows, 2 Double Bedrooms, Dining Room/Bedroom 3, Integral Garage, Parking and Garden.

Property Ref: G2452

2 

1 

2 

G 



Sitting Room

Location/Description: This bungalow is spacious and versatile, positioned on a hill making the most of the wonderful, far reaching country views. Built in 1930 within a small cluster of properties, Newton in Cartmel is a popular village within the Lake District National Park only 2-3 miles from the historic village of Cartmel and within easy reach of the A590, M6 Motorway and the attractions of the inner Lake District.

If approaching from Grange over Sands take the first left off the A590 by-pass, at the 'T' Junction turn right, go under the underpass and then proceed through Low Newton and as you enter High Newton take the 3rd right into the Village and immediately left. Proceed up the hill and Hill View is on the left.

Accommodation (with approximate measurements)

Side Entrance Half glazed timber door opens to:

Hallway with door to integral garage, internal bathroom window and door to:-

Kitchen 10' 7" x 9' 10" (3.23m x 3.00m) with large window providing pleasing garden and country views. Fitted with a range of 'oak' effect wall and base units incorporating single drainer sink unit, but now in need of some updating. Door to:

Pantry/Utility Room 9' 5" x 7' 6" (2.88m x 2.29m) a useful space as a separate utility space with window but could also be incorporated to create a larger kitchen.

From the kitchen door to:-

Sitting Room 24' 8" x 19' 5" (7.53m x 5.92m) Max a generous, light filled, 'L' shaped room with large picture windows to one side and sliding French doors giving wonderful far-reaching country views. Attractive stone fireplace with hearth. Original recessed shelved cupboard. Doors to Inner Hall and Dining Room/Bedroom 3.

Inner hall with doors to all rooms and loft hatch.

Loft with pull-down metal ladder. Good sized loft space with two windows, power, light and access to further space utilised as storage. Ideal occasional bedroom/office.

Bedroom 1 11' 11" x 11' 10" (3.64m x 3.62m) a double bedroom with small bay window providing pleasing views and original painted fire place.

Bedroom 2 11' 8" x 10' 11" (3.58m x 3.33m) a further double bedroom with window overlooking the garden and fitted wardrobes with dressing table. Original painted fire place.

Dining Room/Bedroom 3 11' 11" x 11' 10" (3.64m x 3.62m) a versatile room which could be utilised as a formal dining room or 3rd double bedroom, with small bay window offering pleasing views. Fireplace with decorative wooden surround with tiled inset and hearth (not in use).



View

Bathroom with frosted window, electric wall heater and useful airing cupboard. 3 piece white suite comprising low flush WC, pedestal wash hand basin, bath with shower over and part tiled walls.

Garage 17' 11" x 12' 7" (5.48m x 3.85m) a large single garage with power and light. Electrically operated remote controlled door.

Outside an area of lawn wraps around two sides of the property with wonderful views. With pretty holly tree and bordered by well established hedge. A wide pathway to the front allows access to the paved patio area with more lawn to the other side. A lovely, sunny spot to enjoy the surroundings.

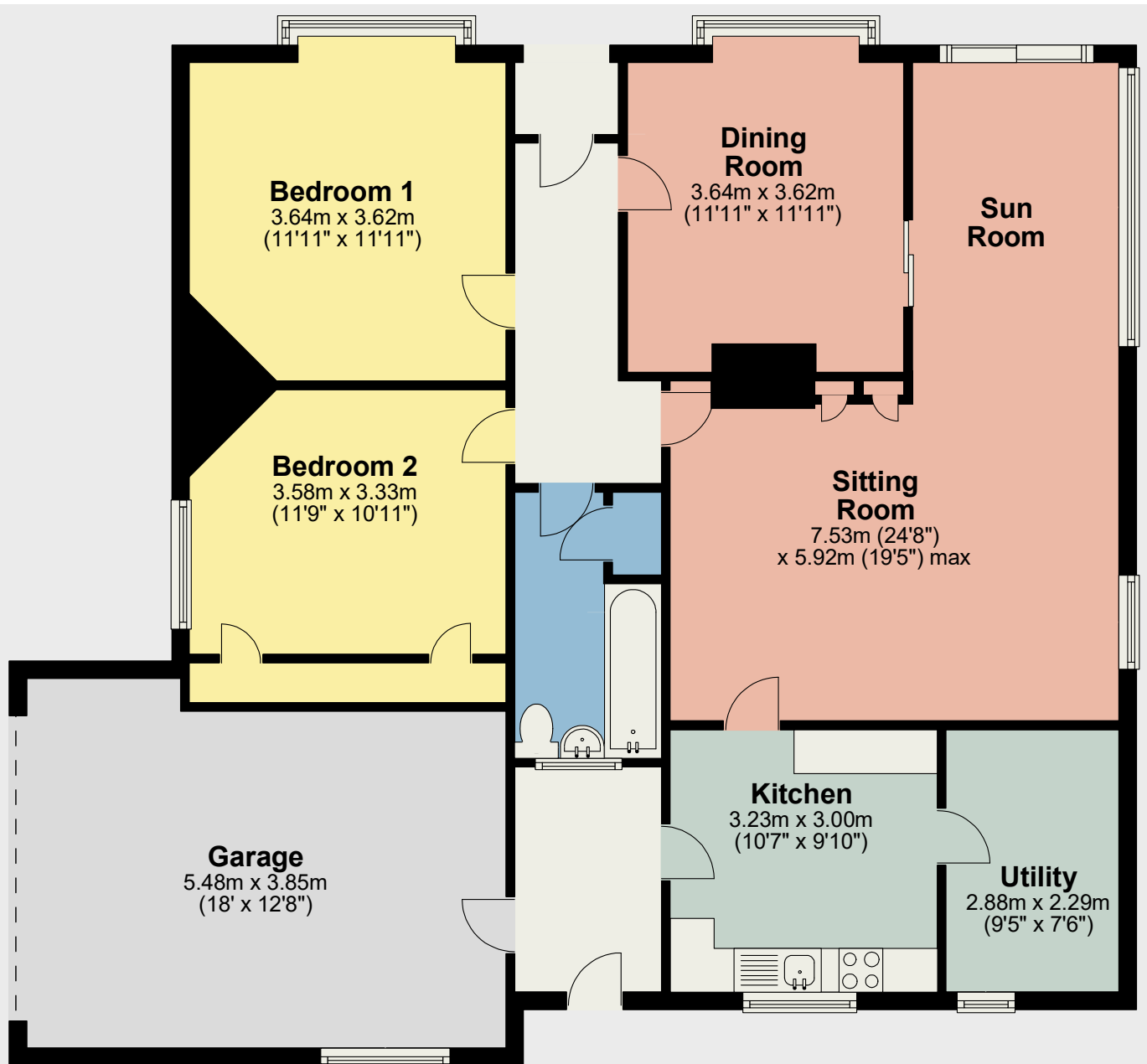
Services: Mains water, electricity and drainage.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. South Lakeland District Council.

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.



Total area: approx. 128.9 sq. metres (1387.6 sq. feet)

For illustrative purposes only. Not to scale. REF: G2452

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.