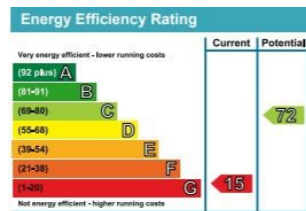


THE OLD HALL, BIRKBY, CARK-IN-CARTMEL, CUMBRIA, LA11 7NP

DIRECTIONS Leaving Cartmel in the direction of Holker, continue past Cartmel Priory School and through the crossroads. At the fork, bear left signposted for 'Birkby and The Green' and continue for a mile. Take the first left-hand turn and proceed into the development, bearing round to the right. The Old Hall is the first property on the right-hand side. The single garage is directly opposite and is the one on the far right-hand side.



Services, Septic Tank Drainage, LPG, Electricity .



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



**Four Bedroom Character Home
 Picturesque Hamlet Within Cartmel Valley
 FOR SALE £625,000**



THE OLD HALL, BIRKBY, CARK-IN-CARTMEL, CUMBRIA, LA11 7NP

This beautifully appointed four bedroom character home, with a blend of contemporary is located in the picturesque hamlet nestled within the Cartmel Valley. Providing spacious interiors, complemented by sunny and private extensive gardens with views towards the coastline of Morecambe Bay. The property itself has been extended and modernised throughout to an exceptionally high standard whilst retaining characteristic details. There is a driveway with off road parking and garage. In addition to this deceptively spacious property planning permission has been passed for a garage to the side of the property with a room above and balcony. This lovely home must be viewed to fully appreciate the presentation, subject to COVID 19 guidelines.

For more information call 01229 314049 or 445004

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

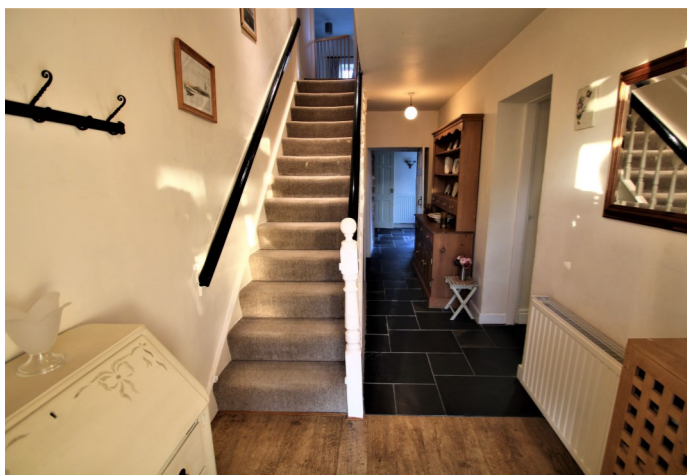
EPC Rating: E

ACCOMMODATION

The property itself is approached via a lane which leads to the small hamlet which consists of a blend of family homes and bijou holiday cottage within a charming rural setting yet conveniently located for access to Cartmel and Ulverston. Entering via a pathway leading to the enclosed courtyard with access to the porch.

PORCH

Entering the home through the entrance porch leads to the ground floor shower room, to the left you enter the hallway with staircase to the first floor, access to the spacious lounge, kitchen and directly in front of you access into the conservatory.



LOUNGE

14'5" (4.40 m) X 18'0" (5.50 m)

Having character and charm including a central open fireplace with exposed brickwork and stone hearth.

This room is flooded with character and charm while provides a multipaned window with outlook towards the manicured gardens.



From the central hall the staircase leads to the first floor accommodation whilst there is access to the kitchen and conservatory.

KITCHEN

15'4" (4.68 m) X 16'10" (5.15 m)

The bespoke cream shaker style units with Lakeland slate worktops has been beautifully designed and is complimented with integrated appliances. There is a Range Cooker sat within a central island and wooden work top. Within the room is a log burner, space for a dining table and seating area while stairs lead from the kitchen up to a formal dining room which forms part of the extension creating a blend of contemporary.



EXTERIOR

The gardens truly are a feature to this property, ideal for alfresco dining due to the varied seating areas. Surrounded by extensive and varied gardens. To the front, there is a private courtyard garden with outside stores for garden equipment and wood. To the rear are landscaped gardens, which features a central lawn, a stone chipped path and well-maintained colourful shrub borders. The path opens to an extensive walled garden with mature bushes, raised flower beds, a vegetable patch and a greenhouse while enjoying far reaching views over the surrounding countryside and towards Morecambe Bay.

PARKING

Off road parking for several vehicles as well as additional garage parking set away from the property.

Planning Permission has been passed for a extension to the side of the dining room to create a garage with room above and balcony.

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains drainage, gas and electricity are all connected.