



Cartmel

£169,500

Lodge 5
Cartmel Lodge Park
Cartmel
Grange-over-Sands
Cumbria
LA11 6PN

An opportunity to purchase a super, 4 yr old, affordable lodge within a stones throw of the popular and sought after village of Cartmel. Comprising 2 Double Bedrooms, Modern Bathroom, open plan Lounge/Diner/ Kitchen with bi-folding doors to Decking; Parking and Garden. Viewing highly recommended.

Property Ref: G2524

2

1

1



Bathroom



Lounge/Dining/Kitchen

Location/Description: Constructed to residential standard, fully furnished and with 52 weeks a year access this lovely holiday lodge is well presented and located at the bottom of Hampsfell (for the walkers) and a stones throw from the centre of the this famous and picturesque village. Cartmel is a highly sought after village location and boasts many delights not least the stunning 12th Century Priory, the steeplechase race meetings, award winning eateries including L'Enclume, Public Houses and of course sticky toffee pudding!

Within an easy commute to the delights and attractions of the inner Lake District - the foot of Lake Windermere a mere 20 minutes by car and a similar distance from Junction 36 of the M6 motorway, the park is conveniently located.

Cartmel Lodge Park is a neatly kept, private and peaceful and just a short walk from the village square.

Upon reaching Cartmel Village keeping the secondary school on the left, take the first right and Cartmel Lodge Park is around 100 yards on the left. Passing through the barrier, No. 5 can be found shortly on the left.

Accommodation (with approximate measurements)

The half glazed main door opens to:-

Hallway with recessed ceiling spot lights and generous cloak cupboard housing the gas central heating boiler. Attractive light 'oak' doors to:-

Open Plan Living/Dining Room/Kitchen 17' 3" x 13' 7" (5.27m x 4.16m) a well proportioned space with space for both living and dining furniture flooded with natural light through the bi-folding doors (leading to the decking) and two further windows to the front. Contemporary electric fire with pebbles and minimalistic white fire surround. Recessed ceiling spot lights. The kitchen is furnished with attractive soft grey modern cabinets with contemporary black 'glass' splash-back and wood effect work surfaces incorporating the 1½ bowl stainless steel sink unit. Integrated electric oven, gas hob with stainless steel extractor over, integrated slimline dishwasher, microwave, fridge and freezer.

The apex ceiling adds to the feeling of light and space and benefits from built in speaker system.



Bedroom 1

Bedroom 1 13' 7" x 8' 9" (4.15m x 2.68m) a double bedroom with window to side. Range of cream built in storage including over bed cabinets, wardrobes and dressing table. Apex ceiling, recessed ceiling spot lights and built in speakers.

Bedroom 2 8' 10" x 6' 10" (2.71m x 2.10m) a smaller double bedroom or equally suited as a twin. Built in corner wardrobe.

Bathroom a modern bathroom with double shower enclosure, low flush WC, wash hand basin on a high gloss vanity unit and bath. Contemporary red 'glass' splash back, recessed ceiling spot lights and chrome ladder style radiator.

Outside

Decking an area of grey composite decking (7.42m x 2.38m) runs along one side of the lodge with secure gate - ideal for toddlers or dogs. Ample space for outdoor dining and lounge furniture and providing a lovely sunny spot to enjoy the peace and outdoors.

Garden there is a level area of grass to the side and further to the front of the lodge.

Parking private parking is provided on the gravel space for 2 vehicles.

Services: Mains electric, water, gas and drainage.

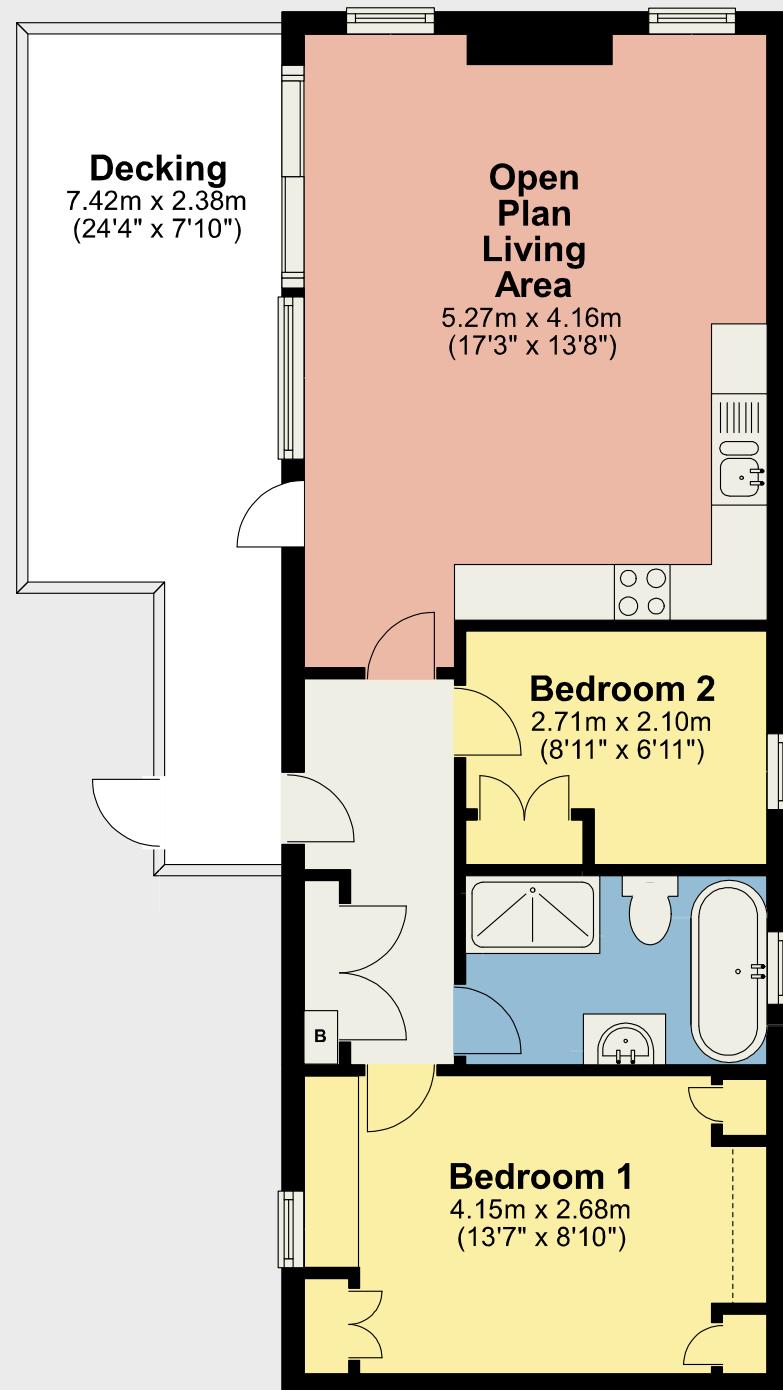
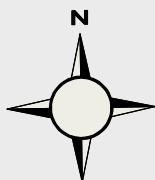


Kitchen

Tenure: Subject to a 125 year lease dated 28.02.2019. Vacant possession upon completion. No upper chain. An annual rent and service charge of approximately £3000.

Note: This Lodge may only be used as a Second Home/Holiday Lodge, it may not be used as a permanent residence or as a commercial holiday let.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.



Total area: approx. 50.1 sq. metres (539.3 sq. feet)

For illustrative purposes only. Not to scale. REF: G2524

A thought from the owners..."Our lodge has been a perfect weekend retreat – only selling because we have moved too far away to use it!"

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.