



## Lound Cottage, Cartmel Fell

£675,000



Your Local Estate Agents **Thomson Hayton Winkley**





## Lound Cottage

### Cartmel Fell, Windermere

A delightful semi-detached cottage located in a beautiful countryside setting within the Lake District National Park between Grange-over-Sands, Windermere and Kendal. The property has easy access to all local amenities from the neighbouring towns and villages and access to major road links.

Nestled in a quiet countryside location, this charming semi-detached 2-bedroom cottage offers a tranquil retreat for those seeking a peaceful abode. The ground floor accommodates two double bedrooms, alongside a family bathroom which comprises a W.C., wash hand basin and shower cubicle. The first floor has a delightful sitting room, perfect for relaxation and hosting guests which also includes a multi fuel stove, along with a light and airy kitchen diner for enjoyable meal times. Also on the first floor there is a shower room for added convenience and a garden room to keep all your outdoor clothing. Double glazing and oil central heating ensure comfort all year round. Additionally, a garage and two parking spaces provide ample room for vehicles, completing the practical aspects of this charming cottage. There is also an annexe with the potential of further accommodation.

Step outside and discover the stunning gardens that envelop this cottage, offering a visual feast with their captivating beauty. The side garden, accessible via stone steps, features a patio seating area that extends to a well-kept oasis surrounded by established trees and shrubs. At the garden's centre stands a striking circular stone raised bed, providing space for planting atop. Adjacent to the garage and annexe is a log store and a raised lawn that run alongside the garage and annexe, adding to the charm and functionality of the outdoor space. Across the road lies a true haven, with a bridge leading to a woodland approximately 1.6 acres and a meandering stream. Throughout the woodland path, seating areas invite moments of relaxation, while at the rear, breathtaking views of Whitbarrow fell and surrounding countryside, completing the picturesque setting of this enchanting property.

Council Tax band: E

Tenure: Freehold



## GROUND FLOOR

### ENTRANCE HALL

14' 0" x 2' 6" (4.27m x 0.77m)

### BEDROOM

12' 10" x 7' 5" (3.91m x 2.27m)

### BEDROOM

10' 2" x 9' 5" (3.11m x 2.86m)

### BATHROOM

7' 7" x 5' 9" (2.30m x 1.75m)

## FIRST FLOOR

### SITTING ROOM

18' 8" x 10' 11" (5.70m x 3.34m)

### KITCHEN DINER

11' 5" x 10' 6" (3.48m x 3.19m)

### SHOWER ROOM

11' 10" x 2' 10" (3.60m x 0.86m)

### GARDEN ROOM

2' 11" x 2' 9" (0.90m x 0.85m)

### BACK PORCH

7' 0" x 3' 7" (2.13m x 1.09m)

## EPC RATING E

### SERVICES

Mains electric, oil central heating, private water supply, septic tank located in the woods.







## GROUND FLOOR

### ENTRANCE HALL

14' 0" x 2' 6" (4.27m x 0.77m)

### BEDROOM

12' 10" x 7' 5" (3.91m x 2.27m)

### BEDROOM

10' 2" x 9' 5" (3.11m x 2.86m)

### BATHROOM

7' 7" x 5' 9" (2.30m x 1.75m)

## FIRST FLOOR

### SITTING ROOM

18' 8" x 10' 11" (5.70m x 3.34m)

### KITCHEN DINER

11' 5" x 10' 6" (3.48m x 3.19m)

### SHOWER ROOM

11' 10" x 2' 10" (3.60m x 0.86m)

### GARDEN ROOM

2' 11" x 2' 9" (0.90m x 0.85m)

### BACK PORCH

7' 0" x 3' 7" (2.13m x 1.09m)

## EPC RATING E

### SERVICES

Mains electric, oil central heating, private water supply, septic tank located in the woods.









## GARDEN

This property stunning gardens to both the front and side. The side garden can be accessed by stone steps where a patio seating area can be found that leads to a well kept garden surrounded by well established trees and shrubs . At the centre of the garden is a circular stone raised bed. To the side, the garage and shed/Annex can be found which has the capabilities to be turned into further living accommodation. Next to this is a log store and a raised lawn leading the length of the garage and annex. Across the road there is a true oasis with a stone bridge leading across to a woodland with a stream running through. There are seating areas all along the woodland path and at the rear you have far reaching views out towards the Whitbarrow fells and surrounding countryside.

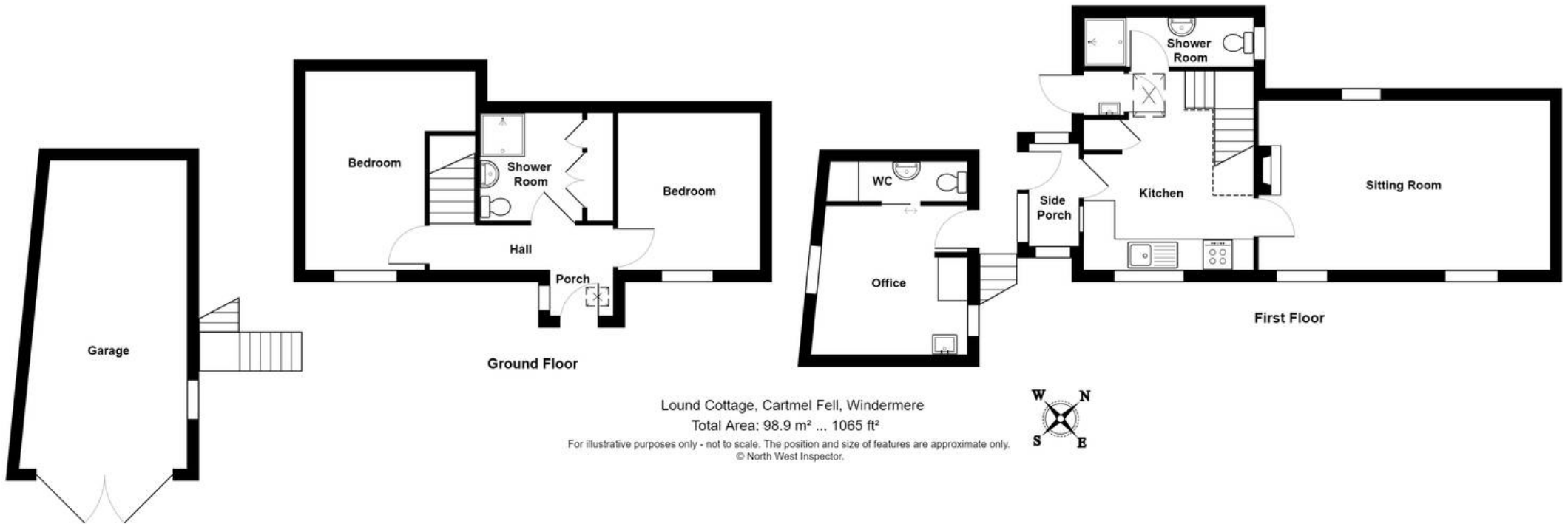
## GARAGE

Single Garage

## OFF STREET

2 Parking Spaces





Lound Cottage, Cartmel Fell, Windermere  
 Total Area: 98.9 m<sup>2</sup> ... 1065 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
 © North West Inspector.





## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.