

Cark In Cartmel

£475,000

15 & 17 Bank Top, Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7NT

A fabulous opportunity to purchase a substantial property within this popular village, currently comprising 2 Semi-Detached Cottages set in their own grounds, with an abundance of Outhouses to the rear, and a good-sized Orchard with building potential to the side.

The whole plot is for sale to allow the buyer the maximum opportunity to shape the spaces as they see fit. Bags of potential for a single large residence, ongoing rental income, or the construction of new housing to sell on. Must be viewed to be fully appreciated!

Quick Overview

Detached - 4 Bedrooms (currently 2 houses)
 4 Receptions - 2 Bathrooms
 Edge of Village Location
 Currently 2 separate Dwellings
 Several, small stone Outhouses
 Excellent outdoor space including Orchard
 Huge Potential
 Currently on-road parking
 Scope to create off road parking
 Superfast Broadband speed 80mbps available*



4



2



4



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80 Mbps



On road parking

Property Reference: G2844



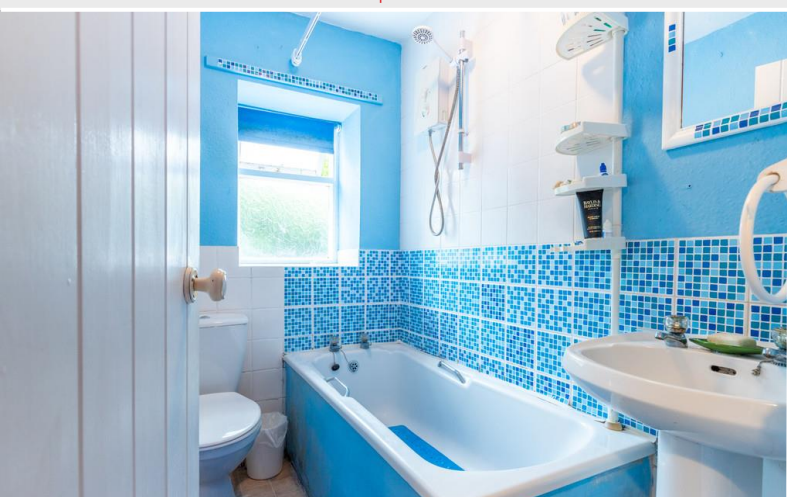
15 Bank Top - Sitting Room



15 Bank Top - Kitchen



15 Bank Top - Bedroom 1



15 Bank Top - Bathroom

Description 15 & 17 Bank Top really does present many possibilities and opportunities!

Firstly the cottages. Formerly 3 cottages and converted many years ago into 1 x 3 Bedroom Cottage and 1 x 1 Bedroom Cottage. There are many exciting questions here to be asked and answered such as: Do we lavish a little "TLC" on these and keep as 2 dwellings to potentially create an additional income or provide independent accommodation for family members? Do we work to convert the whole building into one large family home? Or do we perhaps go right back to the beginning and revert back to 3 sweet little cottages? This is one of the first of many choices you will need to make!

Running along the rear of the cottages are a row of original outhouses. There are 6 in total varying in size. Clearly very useful storage but, again, providing further opportunities to incorporate into the properties. A handy utility room or perhaps a home office or two?

Finally, there is the Orchard/Garden. Adjacent to the properties is a very interesting and versatile parcel of land amounting to approx 0.11 of an acre which is currently a pretty and private walled Orchard. Of course there is always the potential of building on these rare pieces of land - subject to the relevant consents of course.

Cottage No 15 - The front door opens into the Sitting Room. A cosy room with recessed wall cupboard, window to the front and wall mounted electric fire. Doorway into the Kitchen which provides enough space for a bijou table for two. Furnished with a range of 'beech' wall and base cabinets. Electric oven, ceramic hob, stainless steel sink unit and space for washing machine, fridge and freezer. External door and stairs to First Floor.

Upstairs is the Main Bedroom which is a good sized double with front aspect and a smaller Occasional Bedroom/Study. The Bathroom has a 3 piece white suite comprising bath, WC and wash hand basin.

Cottage No 17 - The front door opens into the cosy Sitting Room with low window and window seat overlooking the pretty front Garden and doors to the Lounge and Dining Room. The Lounge is also situated to the front, with a similar pleasing outlook and has an original picture rail, tiled fireplace, French doors and recessed cupboard. The Dining Room and Kitchen are positioned to the rear. The Dining Room has a good sized understairs cupboard and stairs leading to the First Floor. The Kitchen has an external door and is fitted with a range of white, wall and base units with contrasting black worksurface. Stainless steel sink unit, electric oven, ceramic hob and space for washing machine, fridge and freezer.

Upstairs are 3 Double Bedrooms, 2 to the front and 1 to the rear. Centrally there is a useful study area with built in cupboard. The Bathroom has a white 3 piece suite comprising bath, WC and pedestal wash hand basin. There is also a separate Shower Room with shower and wash hand basin.



15 Bank Top - Sitting Room



15 Bank Top - Kitchen



17 Bank Top - Lounge



17 Bank Top - Dining Area



17 Bank Top - Bedroom 2



17 Bank Top - Bedroom 3

External Layout - There are 6 small, terraced outhouses to the rear (some needing a little refurbishment) which could provide excellent storage or offer an opportunity to either incorporate into the houses or be developed separately as peaceful home offices, music rooms, or studios perhaps?

The front Garden is largely laid to lawn with several pathways, and some mature plants and shrubs dotted around. At the rear, behind the outhouses, is a spacious and private gravelled Garden area ideal for pots/greenhouse etc or outdoor entertaining.

To the side is the Orchard/Garden mainly laid to lawn, which is a lovely private area to relax and enjoy. Those wishing to develop this piece of land could create Garaging and off-road Parking, or build a Detached House or 2 Semi-Detached Dwellings subject to the relevant consents.

Location Cark is a well-placed and friendly village. It's just a short walk to the local Convenience Store, Public Houses, Cark Railway Station, and Garden Centre. Amenities, such as Doctors' Surgery, Chemist, Post Office/Store, Church and Fish & Chip shop are easily accessible in the next village of Flookburgh. Cark is also a stone's throw from highly regarded Cartmel with its famous steeplechase meetings, 12th century Priory, Pubs and well-known L'Enclume Restaurant. Grange-over-Sands is approx 4 miles away where more amenities are available.

To reach the property proceed out of Grange-over-Sands in the direction of Cartmel. As you drop down into Cartmel, turn left at the 'T' Junction and go past the local Secondary School. Follow the road and as you enter Cark, Nos.15 & 17 are located, set back, on the right-hand side.

Accommodation (with approximate measurements)

15 Bank Top

- Sitting Room 12' 5" x 10' 0" (3.78m x 3.05m)
- Kitchen 9' 9" x 9' 1" (2.97m x 2.77m)
- Bedroom 1 12' 6" x 9' 10" (3.81m x 3m)
- Occasional Bedroom/Study 9' 6" x 4' 7" (2.9m x 1.4m)
- Bathroom

No.17 Bank Top

- Sitting Room 12' 5" x 10' 2" (3.78m x 3.1m)
- Lounge 12' 6" x 10' 2" (3.81m x 3.1m)
- Dining Room 10' 2" x 9' 2" (3.1m x 2.79m)
- Kitchen 12' 6" x 9' 0" (3.81m x 2.74m)
- Bedroom 1 12' 8" x 9' 11" (3.86m x 3.02m)
- Bedroom 2 12' 5" x 10' 10" (3.78m x 3.3m)
- Bedroom 3 9' 7" x 9' 7" (2.92m x 2.92m)
- Study Area
- Bathroom
- Shower Room
- Outhouses x 6

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.



17 Bank Top - Sitting Room



17 Bank Top - Kitchen



Orchard



Rear Garden



Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 02.10.23 not verified

Council Tax: No 15 Band B.
No. 17 Band D. Westmorland and Furness Council.

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

What3words: <https://what3words.com/> scored.scouting.proven

Rental Potential: If you were to purchase these properties for residential lettings we estimate No.15 has the potential to achieve £475 pcm and No17 has the potential to achieve £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.

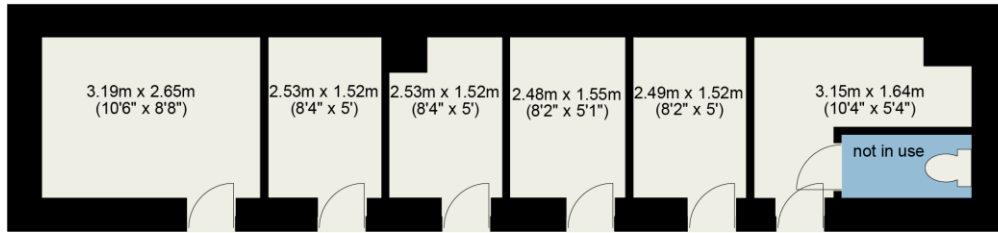


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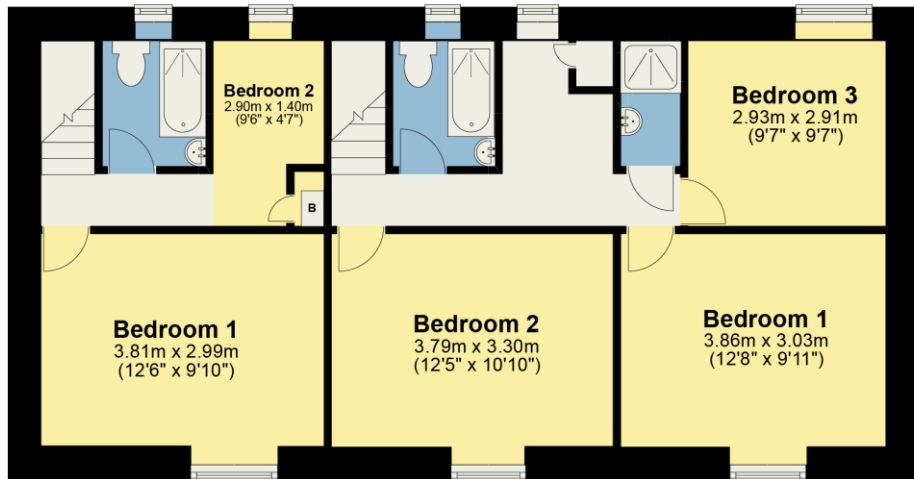


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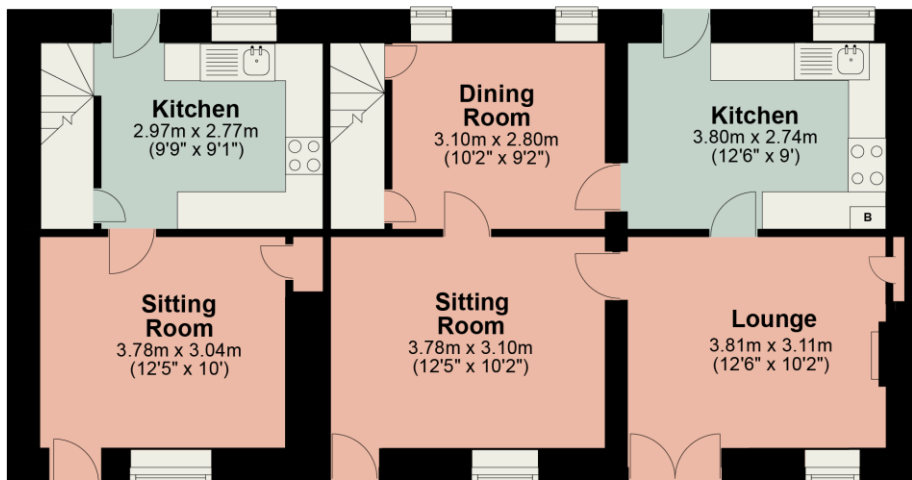
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Outside Stores



First Floor



Ground Floor

Total area: approx. 174.4 sq. metres (1876.7 sq. feet)

For illustrative purposes only. Not to scale. REF: G2844

A thought from the owners - This property has served my family well for more than 90 years. It's been a home and an income. The orchard's seen chickens and sheep and, of course, apple trees. But now's the time for the next chapter in its story..

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