



Cartmel

£640,000

Old Bank House, The Square, Cartmel, Grange-over-Sands, Cumbria, LA11 6QB

A beautifully presented Grade II Listed spacious, prominently situated property which is currently a very successful holiday let but would equally make a super family home situated in the centre of this popular village.

Comprising Open Plan Living/Dining/Kitchen with small Cellar and walk in Pantry, 3 Double Bedrooms, 2 luxurious Shower Rooms and Bathroom. Private rear Courtyard and large stone Store. Early viewing highly recommended.

Quick Overview

Mid Terrace - 3 Double Bedrooms

1 Reception - 3 Bathrooms

In the heart of sought after village

Grade II Listed Building

Stone Outbuilding

Private Rear Courtyard

Excellent, convenient location

Beautifully presented

Beautiful walks on the doorstep

Superfast Broadband speed 80mbps available*



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3



1



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80 Mbps



Permit Parking

Property Reference: G2858



Open Plan Kitchen/Dining Area



Open Plan Kitchen/Dining Area



Open Plan Living/Dining Area



Open Plan Living Area

Description Formerly a Natwest Bank - Old Bank House is a superb property set in the heart of the village in an enviable location and initial, external impressions cannot fail to impress - this striking building is very appealing and the internal presentation will not disappoint - Beautifully presented throughout and decorated in subtle natural tones, the property is warm, welcoming, cosy and inviting. Currently a successful holiday let this property is ready to trade and welcome those lucky guests. The contents are available by separate negotiation - apart from personal effects. Alternatively, you may wish to keep it all for yourself and move your family in. Either way this property is very interesting and something of a rarity. It is not often a property in this location and condition with some outside space comes to the open market.

The attractive front door opens into the Entrance Vestibule which leads into the Open Plan Ground Floor Accommodation which is arranged into three distinct areas with limed grey wood effect laminate flooring throughout. The Dining Area has twin windows with pleasing aspect over the village square. The deep set windows have window seats and original shutters. Useful recessed cupboard and ample space for Dining Table. The Kitchen Area is to the right and partially separated by a peninsula, the Kitchen is furnished with a range of shaker style wall and base cabinets in sofa grey with white 'quartz' work-surface, deep white porcelain sink, ceramic hob, electric oven and integrated slimline dishwasher. A small, shuttered window enjoys a front aspect. The walk in Pantry is very useful and is home to the upright fridge freezer and storage shelving. The Lounge area is elegant and tasteful - a perfect place to relax. There is access to the small Cellar where the gas central heating 'combi' boiler can be found. There is also plumbing for a washing machine, space for tumble drier and additional storage.

The shallow return stairs with window to the rear on the Half Landing lead to the First Floor. There are 2 well proportioned Double Bedrooms, 1 with front aspect, 1 with rear aspect. Both have charming exposed beams and original fire places (not in use). The luxurious Shower Room serves both Bedrooms and has a white suite comprising double walk in shower enclosure, WC and wash hand basin on a large vanity unit. Recessed ceiling spot lights and exposed beam.

Stairs leads to the Second Floor with a window on the Half Landing and a large Double Bedroom with some limited head height in the eaves, roof windows and two recessed cupboards, recessed ceiling spot lights and exposed beams - a lovely Master Bedroom with the benefit of a 'Bath-Room' next door. A room purely for a bath - the very height of luxury - the deep, free standing, oval bath is set directly below the roof window and exposed beams - a delightful place to wind down. Also on this floor is a spacious Shower Room with modern 3 piece suite comprising large walk in shower enclosure, WC and twin wash hand basin on a vanity unit. Recessed shelving and eaves storage.

Externally, a real bonus with this property is the enclosed, private rear Courtyard. Enclosed by stone walls with rear



Open Plan Dining Area



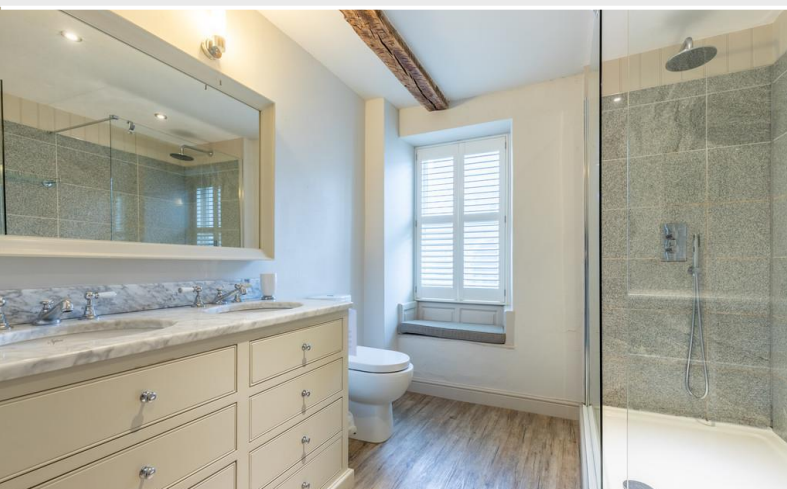
Open Plan Kitchen/Dining Area



Bedroom 1



Bedroom 2



Shower Room First Floor



Bathroom

pedestrian gate and with ample space for outdoor furniture and pot plants. The Stone Outbuilding is a final bonus - with power and light and currently utilised for storage. Perhaps with a little 'tlc' and imagination this could become an extra room? Maybe an Office? Gym? or just used for bike storage etc.

The only thing left to do is to book a viewing to see this property for yourself.

Location Perfectly and prominently situated in the square of this historic and picturesque village providing immediate and level access to the Public Houses and Restaurants and independent Shops. On the edge of the Village you will find the local Primary and Secondary Schools. This medieval village is renowned not only for its famous Priory, Gatehouse and their associated monastic architecture but in more recent times for the popular 'Cartmel Races', Annual Agricultural Show, Cartmel Sticky Toffee Pudding and the famed L'Enclume Restaurant.

For a wider range of amenities, the nearest town of Grange over Sands is approx 5 minutes by car and provides Medical Centre, Railway Station, Library, Post Office and a range of Shops, Cafes and Tearooms.

Cartmel is very convenient to the Lake District National Park, the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway.

To reach the property if travelling from Grange over Sands, turn right at the 'T' junction at the 'Pig & Whistle' pub then first left. Right at the end of 'The Causeway' then follow the round about, over the little bridge into The Square. Old Bank House can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Entrance Vestibule

Open Plan Living/Dining/Kitchen 24' 1" x 10' 7" average (7.34m x 3.23m average) plus 12' 10" max x 10' 8" max (3.91m max x 3.25m max)

Pantry 5' 8" x 4' 2" (1.73m x 1.27m)

Cellar 7' 4" x 5' 4" (2.24m x 1.63m)

Bedroom 1 14' 10" x 11' 8" (4.52m x 3.56m)

Bedroom 2 11' 5" x 8' 11" (3.48m x 2.72m)

Shower Room

Bedroom 3 19' 9" max x 11' 5" max (6.02m max x 3.48m max)

Bathroom

Shower Room

Stone Outhouse 13' 6" x 6' 9" (4.11m x 2.06m)

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

Tenure: Flying Freehold with neighbouring passageway. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 9.12.23 not



Open Plan Living Area



Bedroom 1



Bedroom 3



Shower Room



Courtyard

verified

Business Rates: Rateable Value £2500 subject to Retail/Hospitality/Leisure Relief - 75% - amount payable per annum £311.87

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

What3words: <https://what3words.com/overpower.trumpet.proudest>

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

Holiday Letting: This property is currently a highly successful holiday let. It is for sale with the benefit of future bookings and being fully furnished and equipped ready to continue letting (apart from personal effects). Currently let via Holiday Cottage - holidaycottages.co.uk and generates a gross income of £33,000 for 2022 and £34,000 for 2023. Accounts will be available to those who have viewed.

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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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...

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