

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Cark In Cartmel

£258,000

B's Cottage, 11 Low Row, Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7PD

A beautifully presented, mid terrace 2 Bedroom Lakeland Cottage in fabulous condition within the popular village of Cark with a charming outlook over the River Eea.

Cosy Living Room, Dining Kitchen, 2 Double Bedrooms, Shower Room, Rear Patio and Stone Storage Sheds. Early viewing highly recommended!

Quick Overview

Mid Terrace Cottage with 2 Bedrooms
1 Reception and 1 Bathroom
Edge of lovely village location
Village with Pub, General Store and Train Station
Lovely outlook over pretty river
Stone Outhouses
Beautifully presented throughout
New Worcester boiler in 2022
Charming exposed stone wall and beams
Superfast Broadband speed 80 mbps available*



2



1



1



C



80 Mbps



On Road
Parking

Property Reference: G2871



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Description: 'B's Cottage', 11 Low Row is a gem. This property was sympathetically refurbished 12 years ago by the current owners, including the painstaking restoration of stone walls, fireplaces and beams. This delightful cottage is now everything you might imagine from a cosy Lakeland Cottage, it is warm and welcoming, neutrally and tastefully decorated throughout with some charming original features including deep set windows (some with window seats), latch doors and idyllic outlook to the front over the River Eea. Cottages on Low Row tend to be snapped up quickly by either the first time buyers or holiday let investors (this has previously been a successful holiday let).

The low level, uPVC stable door opens directly into the cosy and welcoming Living Room charming stone inglenook fire place which houses the wood burning stove. Deep set window with window seat and there is a useful under stairs storage cupboard and door to the Dining Kitchen. The Kitchen is generous with ample space for a small dining table and furnished with a good range of cream wall and base cabinets with electric oven, gas hob, white sink and space for washing machine and fridge freezer. The rear uPVC stable door leads to the rear patio and stone stores.

From the Living Room the stairs leads to the 2 Double Bedrooms, one to the front and one to the Rear. The main Bedroom is spacious and has a super, feature stone wall with original fire place (not in use). The Shower Room is generous with a high level, frosted uPVC window - double shower enclosure, WC with concealed cistern and wash hand basin with large vanitory storage. Airing cupboard housing the Worcester central heating boiler (replaced in 2022).

Outside is a spacious, paved patio which provides a lovely outdoor space for al-fresco dining perhaps. There is a private stone store and a further open stone store which is divided equally with next door.

Location: Cark-in-Cartmel is a popular and desirable village to the south of the Cartmel Peninsula, easily reached by road and rail (with the Railway Station a short walk away) and within easy driving distance of local towns and the amenities of the Lake District National Park. Cark has a popular Public House, General Store and Railway Station.

To reach the property from Grange-over-Sands either via Flookburgh or Cartmel, locate the Engine Inn in the centre of the village. Take the lane immediately to the left of the Inn. Proceed adjacent to the river and after about 150 yards B's Cottage is on the right, over the foot bridge.

Accommodation (with approximate measurements)

Living Room 11' 9" x 10' 11" plus staircase (3.6m x 3.33m plus staircase)

Dining Kitchen 13' 9" x 8' 5" (4.19m x 2.57m)

Bedroom 1 13' 3" max x 9' 0" (4.04m max x 2.76m)

Bedroom 2 8' 7" x 8' 5" (2.62m x 2.57m)

Shower Room

Stone Store 10' 8" max x 9' 10" (3.25m max x 3m)

Open Store (Half)

Services: Mains electricity, gas gas (hive system in place), water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 6.1.22 not verified.

Note: Pedestrian access to be given at all times to front, rear can be accessed only by two other properties.

Business Rates: RV: £3400 per annum. Small business relief may be available.

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

What3words: <https://what3words.com/reverses.arriveds.writings>

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



Bedroom 1



Bedroom 2



Shower Room



Patio Area

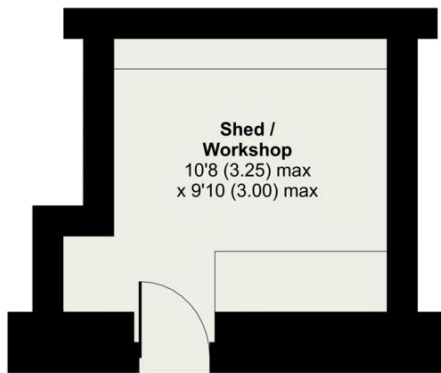
Cark In Cartmel, Grange-Over-Sands, LA11

Approximate Area = 590 sq ft / 54.8 sq m

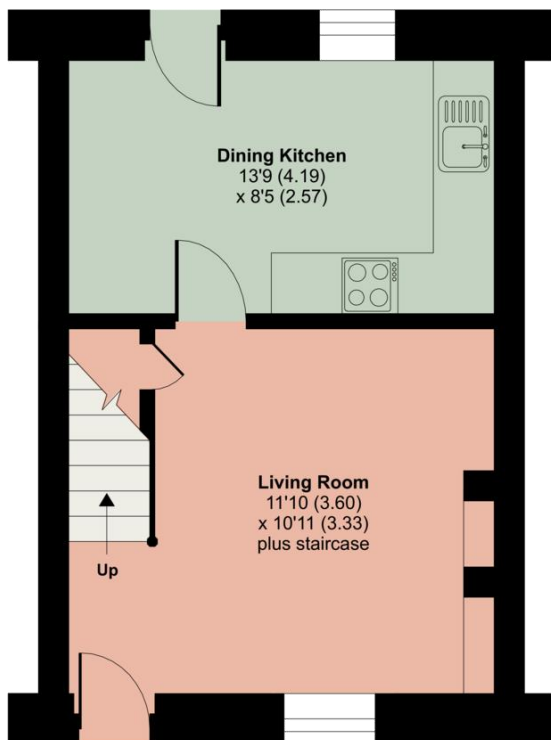
Outbuilding = 87 sq ft / 8.1 sq m

Total = 677 sq ft / 62.9 sq m

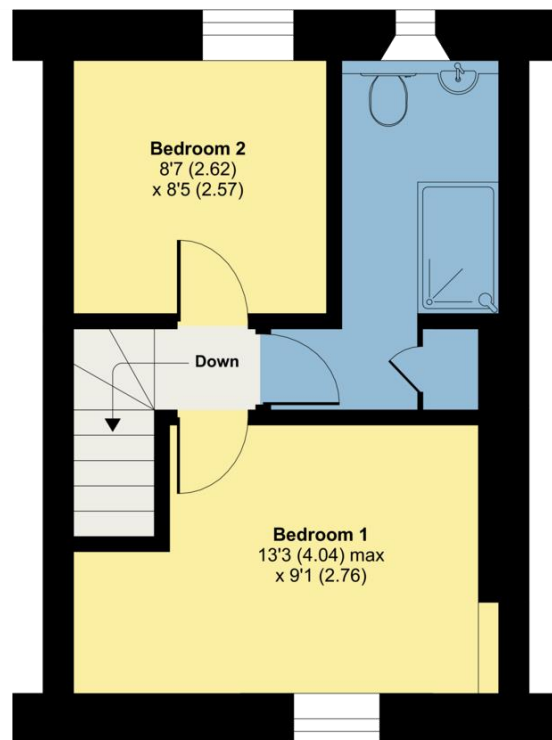
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 933405

A thought from the owners...

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. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/01/2023.

Request a Viewing Online or Call 015395 32301