



Cartmel

£235,000

Corner Cottage 8 Aynsome Manor Park, Aynsome Lane, Cartmel, Grange-over-Sands, Cumbria, LA11 6HH

A 3 Bedroom, Mid-Terraced Cottage with shared courtyard on the sought after Aynsome Manor Park with some lovely original features, surprising amount of space, currently requiring some upgrading but with superb potential.

Comprising Sitting Room, Kitchen, 2 further, versatile Ground Floor Rooms, 3 Bedrooms, Bathroom and Private Parking Space. Access to delightful Communal Grounds and Orchard. Viewing highly recommended.

Quick Overview

Mid-Terrace - 3 Bedrooms

1 Reception - 1 Bathroom

Edge of sought after village

Situated on quiet, highly regarded lodge park

Access to Communal Grounds and Orchard

Designated Parking Space

Excellent potential to improve

Walking distance to Cartmel

Courtyard setting

Standard Broadband speed 25mbps available*



3



1



1



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25 Mbps



Designated
Parking Space

Property Reference: G2875



Sitting Room



Study



Kitchen



Bedroom

Description: Properties on this park generally do not hang around for long and we are certain this will not be the exception - not least because there is an excellent opportunity to upgrade, improve and create a lovely property which works perfectly for you. This property is versatile not only in the layout and potential but also in that it can be a permanent home or a holiday let, like all the others.

8 Aynsome Manor Park has good, versatile internal space with some charming features and offers exciting potential for improvement. The glazed uPVC front door opens into the Sitting Room which is well proportioned with part vaulted ceiling and 2 'Velux' roof windows, plate rack and cosy wood burning stove. There is a frosted internal window to the Kitchen, stairs to the First Floor and door to Study Room/Store at the rear. This versatile room is suitable for a variety of different uses but definitely a Home Office/Study - of course it could also be incorporated into the current living space. The Kitchen has a window to the front and is fitted with older style 'wooden' wall and base units. Stainless steel sink unit, built-in oven and hob, space for a fridge freezer and plumbing for washing machine and dishwasher. The generous room to the rear, again could be incorporated into the current Kitchen to make a Dining Kitchen or kept separate as a useful Utility/Laundry Room perhaps.

A short flight of stairs leads to the half landing with attractive exposed beams and then further stairs lead left and right. To the right is Bedroom 1 a spacious double with 'Velux' roof window, built in high level storage and lovely exposed beams. Bedroom 3 is a generous single with built in storage and exposed beams. Ideal for bunkbeds perhaps? To the left is Bedroom 2 another double room with 'Velux' roof window and high level storage. The Bathroom is furnished with a white suite of bath with shower over, pedestal wash hand basin and WC. 'Velux' roof window.

Outside there is an attractive communal Courtyard to the front of the property. The residents and guests also have full use of a 'field/orchard' which is perfect for picnicking, dog walking and outdoor games perhaps!

There is a designated parking space for one car and an overspill car park for visitors.

Location: Situated in this most attractive and secluded country park, Corner Cottage is part of the conversion of a former Coach House and stables. Set around a pretty Courtyard and just a short walk from the picturesque village of Cartmel renowned not only for its famous Priory Church, Cartmel Races, Sticky Toffee Pudding and the award winning eateries including the famous L'enclume but also for its quaint architecture and ancient buildings. Within an easy commute of the delights and attractions of the Lake District National Park with the foot of Lake Windermere being just a

20 minute drive away.

Having left Cartmel, head Northwards in the direction of Newby Bridge. Take the first left (signposted Aynsome), follow the road past the Aynsome Manor Hotel and take the first right into Aynsome Manor Park. The property is located in the cluster of traditional buildings on the right hand side.

Accommodation (with approximate measurements)

Sitting Room 21' 10" x 11' 5" (6.65m x 3.48m)

Office/Study 9' 5" x 8' 11" (2.87m x 2.72m)

Kitchen 14' 3" x 7' 9" (4.34m x 2.36m)

Laundry/Utility Room 9' 8" x 9' 4" (2.95m x 2.84m)

Bedroom 1 14' 5" x 11' 5" (4.39m x 3.48m)

Bedroom 2 14' 7" x 11' 1" (4.44m x 3.38m)

Bedroom 3 10' 2" x 5' 10" (3.1m x 1.78m)

Bathroom

Services: Mains electricity and water. Electric storage heaters. Septic tank drainage. We are advised this does not comply to current regulations and the Management Company have this in hand to replace the current system in due course.

Tenure: Leasehold. Subject to a 999 year lease dated 1st July 1987 and a Service Charge £2475 plus £300 sinking fund for apartments per annum. Vacant possession upon completion. No upper chain.

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

Council Tax: Band C. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/quickly.possible.fond>

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



Bedroom



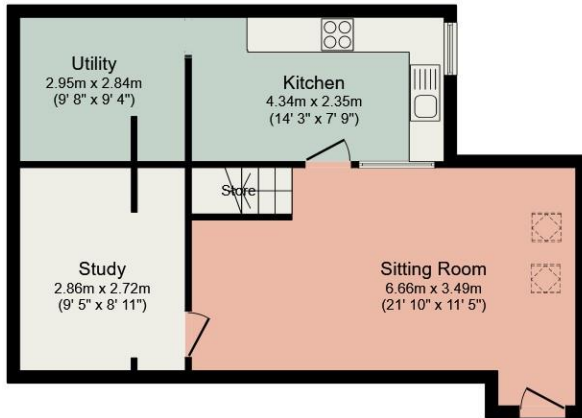
Bedroom



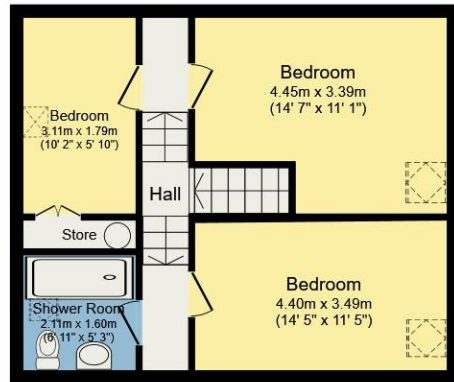
Communal Courtyard



Parking Space



Ground Floor



First Floor

Total floor area 97.2 m² (1,046 sq.ft.) approx

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.

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