



# Cartmel

**£545,000**

Royal Oak Barn, The Square, Cartmel, Grange-over-Sands, Cumbria, LA11 6QB

This is a superb, chain free attached Barn Conversion tucked away just off The Square in the popular, historic village of Cartmel. Beautifully presented, spacious and light with lots of superb original features. Comprising: Hallway, 'Reading Corner' 4 Double Bedrooms (2 En-Suite) and Bathroom to the Ground Floor. First Floor: Magnificent Open Plan Lounge/Dining/Kitchen, large Pantry and Utility Room. Super walled Garden to the rear. Viewing is highly recommended.

## Quick Overview

- Attached Barn Conversion - 4 Bedrooms
- Open Plan Reception - 3 Bath/Shower Rooms
- Tucked away position just off The Square
- Convenient access to amenities
- Spacious and light
- Charming exposed features and beams
- Beautifully presented
- Spacious, enclosed rear Garden
- Parking permits available to residents
- Superfast Broadband Speed 80mbps available\*



4



3



1



E



Superfast



Parking passes available

Property Reference: G2967



Entrance Hall



Bedroom 1



Bedroom 3



En-Suite to Bedroom 1

**Description** Royal Oak Barn is simply wonderful - a real find and tucked away in the highly sought after village of Cartmel. This superb property has in recent years undergone a programme of significant improvements which has created a spacious, modern, light and bright, quirky home with a versatile and very usable layout. This home is further enhanced by the current owners taste and flair for interior design with unique and individual personal touches here and there which all come together in making this a wonderful, inviting, comfortable and relaxing home with nothing to do other than kick off your shoes!

With a mews style layout with Bedrooms downstairs - almost divided into two wings which works excellently for guests or teenagers! The Open Plan Kitchen, Dining Area and Living Space is very impressive indeed and occupies most of the First Floor. An incredible space for entertaining with a distinct, city, loft Apartment feel. The first hint that you are entering a very special property is found with the lovely front door with glazed side panels, this opens into the Hallway which is just lovely, with original slate flagged floor and exposed stone wall. The stairs lead up to the First Floor. Under stairs storage cupboard and modern 'oak' doors to all rooms. A door to the left leads into a Hallway with extensive, mirror fronted wardrobes, wood effect laminate flooring, access to Bedrooms 1 and 2 with a 'Reading Corner' at the end. What a lovely space, light, bright, quiet and relaxing with glazed French doors to the Garden and further, exposed stone wall.

Bedroom 1 enjoys very impressive dimensions, vaulted ceiling with exposed beams and French doors to the Garden - a superb Bedroom. The En-Suite Bathroom is tiled with contemporary white suite comprising slipper bath, WC, shower enclosure and large oval basin on attractive, black vanity unit. 2 'Velux' windows, chrome ladder radiator, tiled floor and recessed storage. Bedroom 2 is also a well proportioned Double Bedroom with French doors to the Garden, recessed wardrobe and En-Suite Shower Room with shower, WC wash hand basin and chrome ladder style radiator. To the right hand side of the Ground Floor are 2 further Bedrooms. Bedroom 3 is a well proportioned Double Bedroom with door to a Lobby with external door and generous storage cupboard. Bedroom 4 is a cosy double currently utilised as a Home Office. The Family Bathroom has a white suite comprising bath, vanity wash hand basin, WC and complementary tiling. Large, low, walk in storage cupboard housing the gas central heating boiler.

From the Entrance Hall, the stairs lead to the First Floor which is Open Plan and is magnificent. Incredibly spacious, light and airy with vaulted ceiling and the most wonderful, impressive exposed 'A' frame beams. The Lounge area has more lovely exposed stone and French doors to a Juliet Balcony overlooking the Garden. A cosy multi-stove occupies one corner and adds to the warm relaxing feel. Two wide steps lead down into the Dining Area and Kitchen. The Dining Area has ample space for formal dining and windows to either side and wood effect laminate flooring. The Kitchen is stunning, sleek, black high gloss cabinets with striking handles, mid wood effect work-surfaces and black subway splash back tiles. Integrated dishwasher, fridge and freezer, built in double oven, microwave, ceramic hob and 1½ square, 'graphite' sink. Excellent Breakfast bar with seating for 2-3 people with cupboards under. Exposed stone wall with date stamp of 1902. A superb Kitchen, definitely created with entertaining in mind. The large walk through Pantry with window leads into the Utility Room with space and



Bedroom 2



Study/Bedroom 4



External Front



Open Plan Living/Kitchen/Dining



Open plan Living/Kitchen/Dining



Kitchen Area

plumbing for washing machine etc.

Externally there is a generous, enclosed Garden to the rear with paved patio, lawn and several mature trees. The Garden is not overlooked and although next door to a neighbouring pubs beer garden does not become noisy! The home owners and publican have a great relationship and the beer garden is not often used - thank you British weather - and when it is, it is closed at 9pm! There is a gate into the beer garden for bin access for Royal Oak Barn. To the front is a small, attractive gravelled forecourt Garden - well kept with a pretty pot plant or two. The neighbouring pub does have pedestrian access over a corner of this to access their store rooms. As is very common with Cartmel there is no private parking however all residents do qualify for the local on road parking permits which are available from Westmorland and Furness Council.

**Location** Situated just off the the main Square of this historic and picturesque village providing immediate and level access to the Public Houses, 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. Cartmel is very convenient to the Lake District National Park, the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway. 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.

To reach the property if travelling from Grange over Sands, once in Cartmel, turn right at the 'T' junction and then next left by the 'Pig & Whistle' pub. Turn right at the end of 'The Causeway' then follow the round and over the small bridge into The Square. Walk down the wide alley/lane to the side of the Royal Oak pub and Royal Oak Barn can be found at the end.

What3words.

<https://what3words.com/earmarked.estimate.selection>

**Accommodation (with approximate measurements)**

Hallway

Passage to Reading Area

Bedroom 1 14' 7" x 10' 6" (4.44m x 3.2m)

En-Suite Bathroom

Bedroom 2 11' 5" x 9' 11" (3.48m x 3.02m)

En-Suite Shower Room

Bedroom 3 10' 2" x 8' 10" (3.1m x 2.69m)

Lobby

Bedroom 4/Office 11' 10" x 7' 5" plus wardrobe (3.61m x 2.26m plus wardrobe)

Open Plan Lounge Area 17' 5" x 15' 5" (5.31m x 4.7m)

Open Plan Dining & Kitchen Area 24' 8" x 17' 5" (7.52m x 5.31m)

Pantry 9' 10" x 4' 1" (3m x 1.24m)

Utility Room 7' 10" x 3' 11" (2.39m x 1.19m)

**Services:** Mains electricity, gas, water and drainage. Gas central



Open Plan Living/Kitchen/Dining



Kitchen Area



Garden



Open Plan Living/Kitchen/Dining



Open Plan Living/Kitchen/Dining

heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain. \*Checked on <https://checker.ofcom.org.uk/> 30.07.24 not verified

**Council Tax:** Band F. Westmorland and Furness Council

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

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1300 – £1350 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

# Meet the Team

## Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Carolyn Featherstone

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

# The Square, Cartmel, Grange-Over-Sands, LA11

Approximate Area = 1924 sq ft / 178.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1162202

A thought from the owners..... We have loved living in this quiet corner of Cartmel. Truly an oasis in the centre of a very special village.

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 12/08/2024.

Request a Viewing Online or Call 015395 32301