



**HACKNEY
& LEIGH**

Cartmel

Offers in the region of £585,000

Bank Court (The Old Bookshop), The Square, Cartmel,
Grange-over-Sands, Cumbria, LA11 6QB

Bank Court is a superb property situated right on the square in the centre of the sought after village of Cartmel. This Grade 2 listed property is brimming with charm and character, is presented very well and ready to either continue the holiday letting business or move straight into.

Comprising Kitchen, Cellar, Sitting Room, Dining Room, 3 Double Bedrooms (2 En-suite), Bathroom, Dressing Room, Family Room and bijou seating area. Viewing highly recommended.

Quick Overview

Attached Grade 2 Listed Cottage - 3 Bedrooms
2 Receptions - 2 Bath/Shower Rooms
Village Centre Location
Successful Holiday Let
Brimming with charm and character
On Road/Permit Parking available
Close to lovely local walks
On the door step of highly regarded restaurants
Sunny, bijou external seating area
Superfast Broadband available*



3



2



2



D



Superfast
Broadband



On road/Permit
Parking

Property Reference: G3007



Kitchen



Sitting Room



Bedroom 1



En-Suite Shower Room

Description Bank Court is a delightful, comfortable, inviting and characterful property with both historical charm (deep set windows, window seats, exposed beams and 'rounded corners') along side modern 'accents'. This Grade 2 listed property is definitely one for those who appreciate something a little different, quirky charm, lovely old features etc. Superbly situated in the square of the picturesque and atmospheric village of Cartmel. Tastefully decorated and furnished (furnishings included in the sale, apart from personal effects) this delightful home is either ready to move straight into or beautifully arranged to continue with Holiday Lets! The layout is versatile and can be arranged/utilised in many different ways so suit all needs!

The main rear door opens into the Kitchen. A well equipped and well laid out Kitchen with an attractive range of shaker style cream cabinets and solid wood work surfaces. Lovely 'Butlers' sink, range cooker, wine fridge, dishwasher, washing machine and fridge freezer inclusive. Recessed ceiling spot lights, engineered oak flooring and deep set window with outlook into the pretty Courtyard. A door opens to the stone steps that lead down into the Cellar which is a good size with some reduced head height, but ideal storage and perhaps Utility Room potential?? The Sitting Room is a nicely proportioned room with side window and window seat. Attractive, shelved, recessed cupboard and lovely cast iron open fire with slate hearth which creates a lovely focal point. The Dining Room provides ample space for formal dining with multi-pane bow window to the front with storage below and exposed ceiling beam. External side door.

The Inner Hall has recessed book shelving and large 'Westmorland' window over the stair well - part open to the Second Floor - a very unique feature. The stairs rise (and split) and lead to the Bedrooms, Bathroom and 2nd Floor. Bedroom 1 is a generous Double Bedroom with front window providing charming views into the village square. Recessed shelved cupboard and steps up to En-suite Shower Room which provides enough space for a small dressing area and has a white WC, wash hand basin and corner shower enclosure. Recessed wall cupboard and front window. Bedroom 2 is a further good sized double room with window and window seat to the side and very attractive open fireplace (not in use). The Bathroom has a 'Victorian' style white suite comprising bath with shower over, pedestal wash hand basin and WC. Recessed ceiling spot lights and chrome towel rail. Recessed cupboard housing the wall mounted gas central heating boiler. From the Bathroom a door leads into a very luxurious little room! Use it as you like! Currently arranged as a Dressing Room with dressing table etc with window and window seat to the rear. It could perhaps fit a single bed in, definitely a cot or perhaps, although in an unconventional position be used as a Study?

A door on the Landing opens to the steep steps that lead to the Second Floor. Bedroom 3 is a most charming room brimming with character. Exposed beams, charming, low level deep set window with roof top outlook and cosy yet airy feel. There is a useful En-Suite WC and wash hand basin and the room is open to the 'Family Room'. Another versatile room really! Very generous in size with some reduced head height with a wealth of beams and 'Velux' windows. Currently used as a 'Chill out room' but whatever works for you! Eaves storage.



Kitchen



Sitting Room



Bedroom 2



Bathroom



Snug/Dressing Room



Bedroom 3

Outside, to the rear there is a small area - large enough for a bistro table and chairs and a pot plant or two - a real bonus in the village.

Location World famous for the Cartmel Races steeplechase meetings and the highly prized L'Enclume restaurant, Cartmel also boasts stunning historic architecture including the 12th Century Priory and Gate House. With several Public Houses, Coffee Shops, Bistro and a handful of eclectic shops it is easy to see why Cartmel has gained such a popular reputation.

Just 5 minutes by car is the town of Grange over Sands with Banks, Library, larger shops, Medical Centre, Promenade and Railway Station. Cartmel is conveniently placed, approximately 20 minutes from the M6 motorway and a similar distance to the foot of Lake Windermere and all the attractions on offer in the central Lake District.

To reach this 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 around into the village. Over the small bridge and Bank court is along on the left hand side in the square itself.

What3 words.

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

Accommodation (with approximate measurements)

Kitchen 19' 1" x 8' 11" max (5.82m x 2.72m max)

Cellar 17' 2" x 14' 1" (5.25m x 4.31m)

Sitting Room 17' 9" x 14' 5" (5.41m x 4.39m)

Dining Room 13' 8" x 12' 0" (4.17m x 3.66m)

First Floor

Bedroom 1 15' 6" x 12' 10" (4.72m x 3.91m)

En-Suite Shower Room

Bedroom 2 14' 6" x 14' 6" (4.42m x 4.42m)

Bathroom

Snug/Dressing Room 10' 11" x 6' 10" (3.33m x 2.08m)

Second Floor

Bedroom 3 13' 5" x 11' 5" (4.09m x 3.48m)

En-Suite Shower Room

TV/Family Room 14' 0" x 12' 11" (4.27m x 3.94m) some limited head height

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

Tenure: Flying freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/9.11.24> not verified

Business Rates: This property currently get small business rates relief.

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.



Dining Room



Bedroom 1



Bedroom 2



Patio Area



Rear Aspect

Holiday Letting: Currently let through Sykes Cottages: <https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-River-Eea/Old-Book-Shop-1125953.html> and generating a net income of £11752 for April 2022 - 2023 and £16865 for April 2023 - 2024.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1000 - £1100 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

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



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



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

Approximate Area = 1805 sq ft / 167.6 sq m

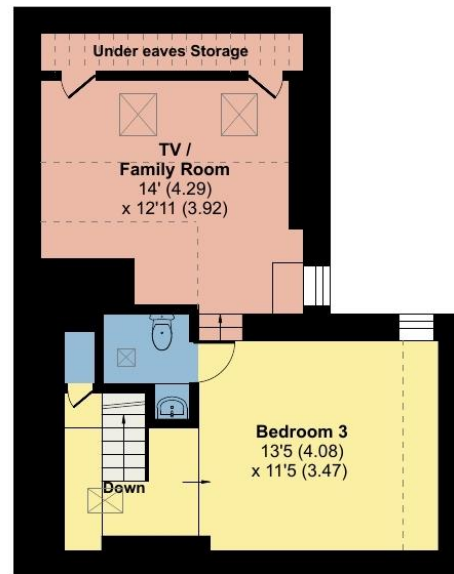
Limited Use Area(s) = 104 sq ft / 9.6 sq m

Total = 1909 sq ft / 177.2 sq m

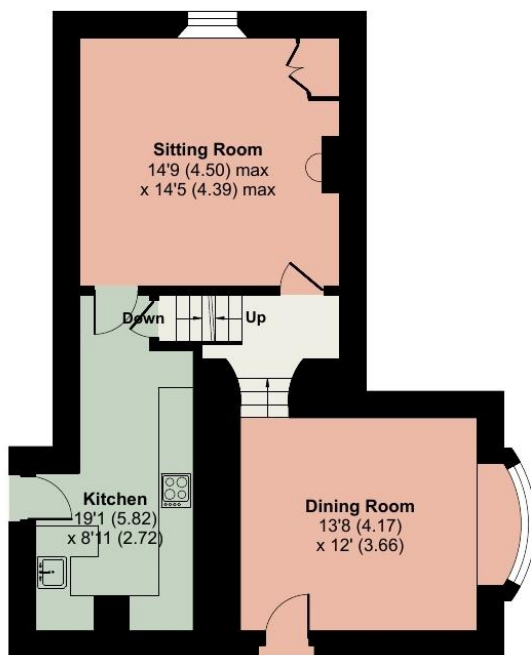
For identification only - Not to scale



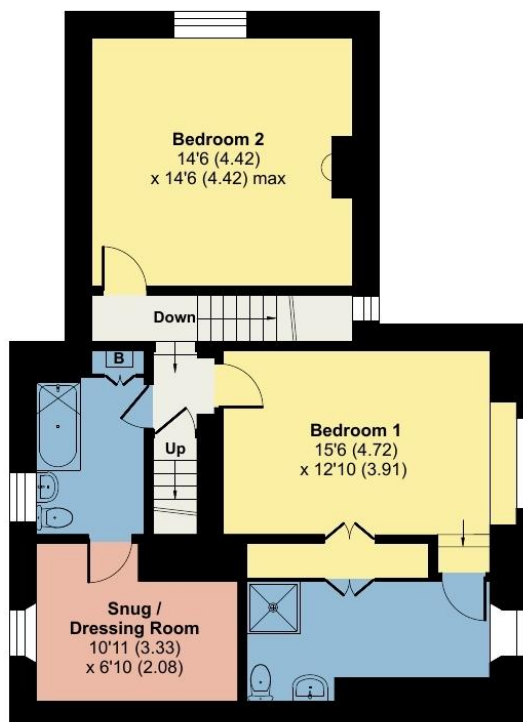
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1214783

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