



Field Broughton

£450,000

Hill View, High Cark, Field Broughton, Grange-over-Sands, Cumbria, LA11 6HS

Hill View is situated in the peaceful hamlet of High Cark. This super, detached property, provides an excellent opportunity to embrace countryside living with the potential to personalise and enhance. Set on a generous plot, this home is perfect for those seeking tranquillity within the Lake District National Park.

Inside, this property has a flexible layout with 2/3 Bedrooms, making it adaptable to your lifestyle needs. The spacious living areas are light and bright and many enjoy enviable, far reaching open country views.

The peaceful and tranquil location is also convenient with easy access to the A590 for the commuters or just a few minutes drive into the charming village of Cartmel for essential supplies or schools. No Upper Chain.

Quick Overview

- Charming, open Countryside Views
- Tiny, peaceful Hamlet location within the LDNPA
- Extremely generous plot
- Convenient access to A590 and Cartmel Village
- Super, country walks from the doorstep
- Versatile layout
- Opportunities to enhance
- Garage and Parking
- No upper chain
- Ultrafast Broadband



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Ultrafast
Broadband



Garage and
Parking

Property Reference: G3015



Entrance Hall



Lounge



Kitchen/Diner



Kitchen/Diner

Built in 1968 of traditional construction with a slate roof, uPVC double glazing and electric storage/panel heaters and owned by the same family since 1978! Enjoying an elevated situation on a very generous plot, this charming, sleepy, tranquil farming hamlet is within easy reach of the A590 and the beautiful village of Cartmel. This property provides an exciting opportunity for those looking to personalise a property and perhaps, subject to relevant planning consents, extend if that was a consideration?

The external steps lead up to the Covered Porch and Terrace which provides a lovely place to sit and overlook the garden and enjoy the countryside views beyond. The timber front door opens into the spacious Hallway with stairs leading to the first floor and doors leading to the ground floor rooms. The Lounge is a spacious and light room with a dual aspect and wonderful country views. This well proportioned room could accommodate both living and dining furniture if required. There is a cosy multi-fuel stove in the fireplace with wood surround. Across the Hallway is Bedroom 3, a well proportioned double room with similar pleasing front aspect. Of course, if required, this room could be utilised as a second Reception/formal Dining Room. The Kitchen/Diner is situated to the rear looking in to the rear Garden. It is furnished with a range of cream wall and base cabinets with wood effect work surface and incorporating the composite sink and space for electric cooker. Airing cupboard housing the hot water cylinder and a rear entrance door. Currently arranged with the dining area looking out towards the super country views. Off this room is the Utility Room with plumbing for washing machine, space for fridge freezer and shelving. Just off the main Hallway is the separate WC and Bathroom which has a 4 piece white suite with pedestal wash hand basin, WC, corner shower enclosure and claw foot bath.

From the Entrance Hall the stairs lead to the First Floor where there are 2 double Bedrooms. Bedroom 1 has excellent country views and under-eaves storage. Bedroom 2 also has under-eaves storage and a fitted storage cupboard.

Underneath the Lounge is the Single Garage with electric roll over door, power, light and water. Access to under-croft storage. Parking for several cars on the driveway with ample space to create more, if required. The Garden surrounds the property and is mainly laid to lawn. The perfect blank canvass for the new purchaser to put their own stamp on - a gardening enthusiasts dream!

Location Very well placed on the edge of the National Park about 2 miles from the foot of Windermere Lake, 3 miles from the delightful village of Cartmel (with its fine dining, Public Houses, Primary & Secondary Schools, impressive Priory, famed Cartmel Races & Sticky Toffee Pudding), and very handy for the A590 and local rail connections.



Lounge



Kitchen



Bathroom



Kitchen/Diner



Bedroom3/Dining Room



Bedroom 2

To reach the property, leave the M6 at Junction 36 for South Lakes, Barrow, and Western Lake District. After about 3 miles take the first exit left at the roundabout onto the A590 for about 6 miles to the 'Meathop' roundabout. Take the second exit for Barrow and proceed up Lindale Hill, at the end of the dual carriage way turn left (signposted Cartmel). Follow the road and take the third right signposted 'High Cark'. Follow the road up and over the hill and 'Hill View' is shortly on the right hand side.

What3words -

<https://what3words.com/bonnet.stung.terminology>

Accommodation (with approximate measurements)

Hallway

Lounge 17' 11" max x 16' 2" max (5.46m max x 4.93m max)

Bedroom 3 / Reception 2 11' 11" x 11' 0" (3.63m x 3.35m)

Dining Kitchen 17' 4" x 10' 3" (5.28m x 3.12m)

Utility Room 7' 0" x 5' 2" (2.13m x 1.57m)

WC

Bathroom

First Floor

Bedroom 1 16' 4" x 10' 3" (4.98m x 3.12m)

Bedroom 2 16' 7" max x 10' 3" max (5.05m max x 3.12m max)

Garage 16' 3" x 10' 0" (4.95m x 3.05m)

Services: Mains electricity and water. Electric panel/storage heaters. Septic tank drainage – the tank is non-compliant and a quote has been provided to us. Contact the office for more details.

Tenure: Freehold. Vacant possession upon completion. Caretaker in residence.

Council Tax: Band F. Westmorland and Furness Council

Broadband: Broadband:
check via: <https://checker.ofcom.org.uk> - Ultrafast.

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £1000 – £1100 per calendar month subject to some updating. For further information and our terms and conditions please contact the Office.



Bedroom 1



View



Terrace & Front Garden



Side Garden



Ordnance Survey Ref 01202320

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 dedicated viewing team
Call **015395 32301** or request online.



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



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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

High Cark, Grange-Over-Sands, LA11

Approximate Area = 1338 sq ft / 124.3 sq m

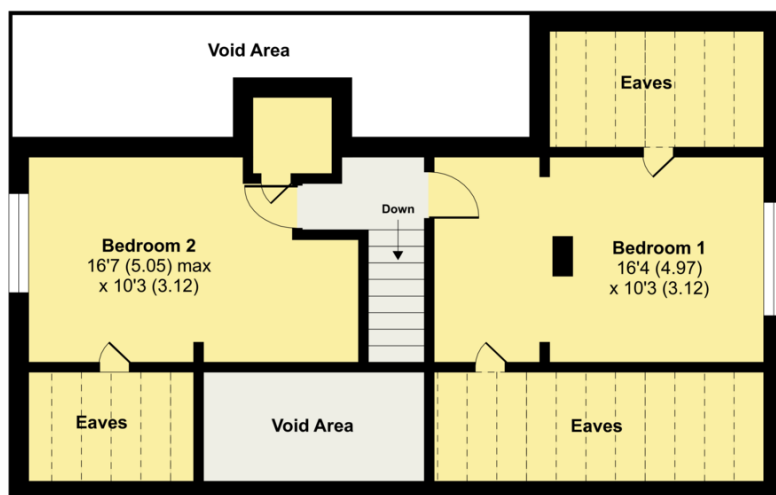
Limited Use Area(s) = 199 sq ft / 18.5 sq m

Garage = 186 sq ft / 17.2 sq m

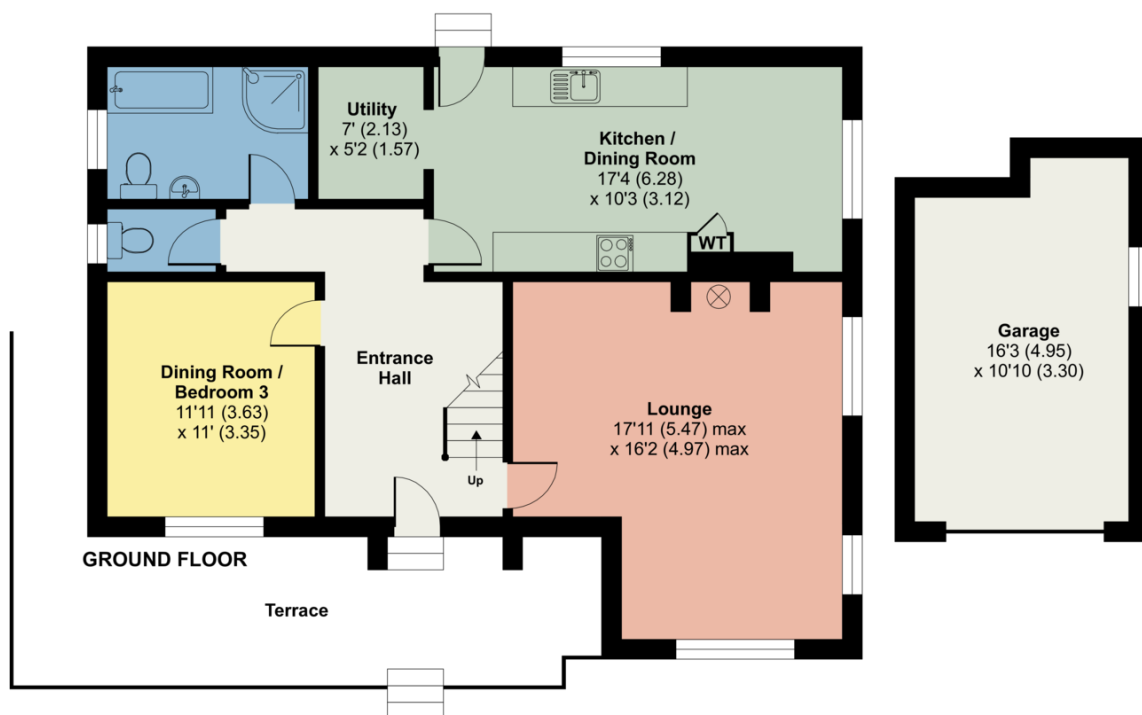
Total = 1723 sq ft / 160 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1229793

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