



## Cartmel

£550,000

Maggie Puddle Cottage, Haggs Lane, Cartmel, Grange-over-Sands, Cumbria, LA11 6PH

Maggie Puddle Cottage is a charming Cottage in the highly sought after village of Cartmel and an excellent prospect for many providing a 3 Bedroom Cottage with 1 Bedroom Holiday Let Annex. End Terrace, well presented throughout enjoying a superb location and comprising Main House: Lounge/Dining Room, Kitchen, Shower Room and Rear Utility Porch; 3 Bedrooms and Bathroom to the First Floor; Annex with Open Plan Living/Dining Kitchen and 1 En-Suite Bedroom. Parking and Patio Style Garden. Viewing highly recommended.

### Quick Overview

End Terrace with Annex - 4 Bedrooms  
2 Receptions - 3 Bath/Shower Rooms total  
3 Bed Cottage & 1 Bed Holiday Let Annex  
Highly regarded village location  
Successful Holiday Lets  
Ideal for those looking for an income  
Low maintenance outdoor space with idyllic stream  
Well presented throughout  
Parking for 2 cars and Garden/Patio  
Superfast Broadband speed available\*



4



3



2



D



Superfast  
Broadband



Parking for 2 cars

Property Reference: G2944





Lounge / Dining Room



Lounge / Dining Room



Kitchen



Kitchen

**Description** Maggie Puddle Cottage is just as delightful as it sounds. Charming and sweet with lots of features typical of its era, tastefully presented in a cottage style throughout with wonderful old latch handle doors, deep set cottage windows and traditional flagged floors. It has an inviting and relaxing feel and is decorated in tasteful neutral tones which only enhances those lovely features. This property is '2 for 1'! Ideal for those looking for a Family Home/Second Home and somewhere to generate a little extra income with the Holiday Let Annexe or to continue as 2 successful holiday lets. The feedback on both of these properties is excellent and it is easy to see why. It certainly would not be disappointing to find yourselves here for a weekend or longer.

During the current vendors ownership of just over 5 years both Bathrooms have been replaced with modern and stylish suites.

Starting with the Annex. What a perfect, bijou space! Private, calm and quiet, perfect for a romantic get away, but also superb for a more permanent resident too. The side entrance door opens into the Kitchen which is furnished with cream shaker style cabinets with dark wood effect work-surface and attractive 'stone' wall tiles. Built-in electric oven, ceramic hob, under counter washing machine and fridge, porcelain sink, exposed beam and recessed ceiling spot lights. Open access leads into the Living Room which boasts a dual aspect, recessed ceiling spot lights, exposed beam and lovely wood burning stove. The open tread staircase leads up to the delightful Double Bedroom, which is spacious and light with front aspect. The En-Suite Bathroom is spacious and comprises claw foot bath with shower over, WC and pedestal wash hand basin. Wood effect laminate flooring.

Outside there is a sweet paved, private Courtyard area, excellent for outdoor drinks and a Parking Space for 1 car on the gravelled Parking Area.

The main Cottage is no less impressive! Full of character and with beautiful, ancient, original wooden latch doors right through. The front door opens into the Lounge/Dining Room - a lovely room of very generous proportions with more than ample space for both living and dining furniture. Twin windows and original wooden panelling to the front (1 with window seat). Original recessed cupboards and 2 attractive fire places (1 with wood burning stove, the other with an electric stove) at either end.

The Inner Hall has the stairs to the First Floor with spacious under-stairs cupboard with washing machine.

Shower Room - always useful on the Ground Floor with a modern white suite comprising double walk-in shower with large 'rain head' shower, WC and lovely, round, wash hand basin on an open vanity unit. Original slate flagged floor.

The Kitchen is situated to the rear with deep set window overlooking the pretty rear Courtyard and stream. Furnished with a range of cream wall and base cabinets with wood effect work-surface. Range cooker, porcelain sink and integrated dishwasher. A continuation of the stunning original slate floor. The Rear Vestibule has space for fridge/freezer, coats, boots etc and access to the rear Courtyard. Concealed door to The Annex.

From the Inner Hall the return stair leads to the First Floor Landing with loft hatch. The boarded loft has a pull down ladder, power and light. This spacious loft does have potential perhaps for further development subject to the relevant consents.

Bedrooms 1 and 2 are well proportioned doubles with front aspects, charming original fire places and window seats. Bedroom 3 is a spacious single room with lovely exposed wall 'beams'. The Bathroom is modern





Lounge / Dining Room



Courtyard Patio





Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

with claw foot bath with shower over, pedestal wash hand basin and WC. Recessed ceiling spot lights, ceramic tiled floor and feature exposed wall beams.

Externally Maggie Puddle Cottage enjoys the Patio/Courtyard to the rear which is amply sized for outdoor furniture. This is a lovely tranquil setting with the stream bubbling away alongside (subject to enough rainfall which is rarely a problem!). There are pretty and well established climbers and plants. This space is very private and not at all overlooked. 1 Parking Space on the gravel Driveway to the side is reserved for Maggie Puddle Cottage.

**Location** Situated just away from the hustle and bustle of the centre of the village yet within easy walking distance, Maggie Puddle Cottage enjoys a quieter location in the highly sought after village of Cartmel which is a popular historic and picturesque village famed for its medieval architecture, 12th century Priory, Gatehouse, fine dining (L'Enclume & Rogen & Co.) Public Houses, Cartmel Races, Annual Agricultural Show, independent shops and Cartmel Sticky Toffee Pudding. On the edge of the village you will also find the local Primary and Secondary Schools.

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. Cartmel is very convenient to the Lake District National Park, the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway.

To reach the property if travelling from Grange over Sands, proceed up Grange Fell Road, passing the golf course on the right and turn right at the T Junction. Maggie Puddle Cottage is on the right, just past the turning for Town End Meadow. The Parking Area is accessed from Town End Meadow.

#### Accommodation (with approximate measurements)

##### Cottage

Lounge/Dining Room 20' 11" x 10' 1" (6.38m x 3.07m)

##### Inner Hall

##### Shower Room

Kitchen 10' 2" x 9' 2" (3.1m x 2.79m)

##### Rear Vestibule

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

Bedroom 2 11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom 3 9' 9" x 9' 6" (2.97m x 2.9m)

##### Bathroom

##### Annex

Living/Dining 15' 3" x 11' 3" (4.65m x 3.43m)

Kitchen 11' 5" x 5' 7" (3.48m x 1.7m)

Bedroom 15' 8" x 11' 2" inc wardrobes (4.78m x 3.4m) inc wardrobes

##### Bathroom

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

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

**Note:** The Annex shall only be used as a Holiday Accommodation, and shall not at any time be used as sole and principle residences by any occupants. The use of the term holiday accommodation in this context shall not include use as a second home by any person.





Annexe Open Plan Ground Floor



Annexe Open Plan Ground Floor





Annexe Bedroom



Annexe Bathroom



Annexe Kitchen

Furthermore the units shall not be let to any person or connected group of persons for a period exceeding 8 weeks in any one calendar year.

**Notes/Holiday let info:** The property is currently let through Airbnb, Booking.com and Evivo.

The 2 properties currently generate a gross income in the region of £50,000 pa. Accounts are available to interested parties, once viewed.

**Business Rates:** RV: £3400 - Subject to small business rate relief.

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

**What3words:** <https://what3words.com/birthday.defends.darkens>

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

**Contents:** All the contents are available subject to further negotiations.

**Anti-Money Laundering Regulation (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  
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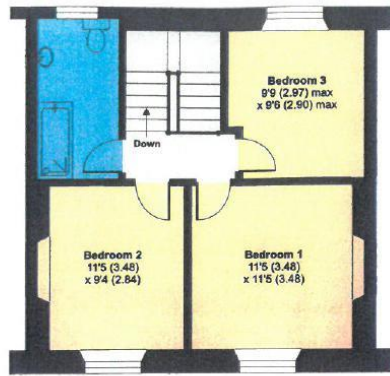
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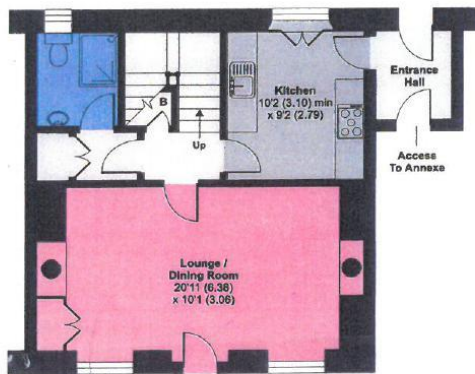
## Haggs Lane, Cartmel, Grange-Over-Sands, LA11

Approximate Area = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

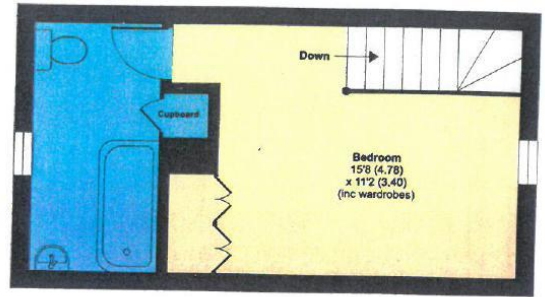


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Incheson 2024. Produced for Hackney & Leigh. REF: 1140776

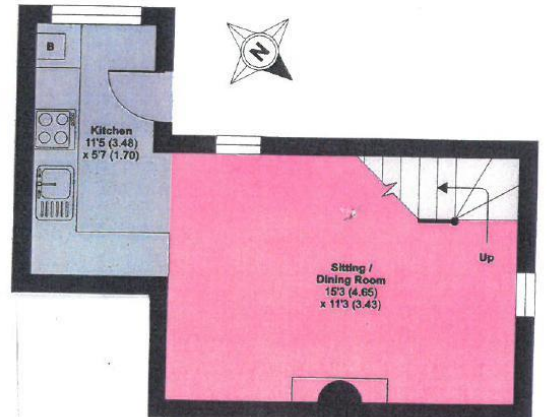
## Haggs Lane, Cartmel, Grange-Over-Sands, LA11

Approximate Area = 490 sq ft / 45 sq m

For identification only - Not to scale



FIRST FLOOR



FLOOR

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