



Newton In Cartmel

£295,000

High Mountain View, Newton In Cartmel, Grange-over-Sands, Cumbria, LA11 6JQ

High Mountain View is a chain free, wonderful, quintessential country Cottage in the lovely Lake District Village of High Newton. Larger than you may expect with additional, large Family Room/Lounge to the rear. This wonderful room was once a barn and over the years has been cleverly incorporated into the main home providing a large, additional Lounge with vaulted ceiling, an array of impressive beams, delightful views and triple aspect. Lovely deep set cottage windows, cottage style plaster walls, a combination of oil and electric storage heaters, double glazed windows and some charming exposed original features.

To round off this super picture is the wonderful Rear Garden that enjoys some superb open country views and a high degree of privacy. Having been a much loved second home for the last 12 years this lovely home will suit a variety of different purchasers.

Quick Overview

- Delightful, End Terraced Cottage
- Exposed beams and stonework
- Lovely village location in the LDNP
- Pleasant country views to the rear
- On street Parking
- Charming village Public House close-by
- Versatile layout
- Lovely, private Rear Garden
- No upper chain
- Superfast Broadband



2



1



3



F



Superfast
Broadband



On road
Parking

Property Reference: G3047



Living Room



Breakfast Kitchen



Study/Bedroom 3



Lounge

The low, half glazed front door opens into the cosy Living Room with deep set window to the front, spiral stair case in the corner, shelved recess, exposed beams and neat, slate fireplace with inset wood burning stove and hearth. Steps up to the versatile Snug which could be used as a 3rd Bedroom (with the sink and en-suite WC), Dining Room or Study perhaps. 'Velux' roof window, rear window and cupboard housing the oil central heating boiler. The Kitchen is well-proportioned with side window and furnished with an attractive range of pale 'dove grey' shaker style wall and base cabinets and marble effect work-surface. Built in porcelain sink, 'NEFF' oven and ceramic hob. Integrated fridge freezer and 'NEFF' dishwasher. There is also room for small breakfast table. Steps out of the Kitchen to the glazed rear door with access to the lovely Rear Garden. A beautiful, stripped latch handle door leads in to the Lounge. What a lovely surprise! This room is of very impressive proportions, has triple aspect with picture window and delightful view into the Garden. Vaulted ceiling with an array of magnificent beams, exposed stone and corner wood burning stove.

The spiral stair case leads to the Landing with charming original doors and exposed beams. Both Bedrooms are good doubles. Bedroom 1 has a rear aspect, recessed high level storage cupboard, clever recessed drawers. and enjoys lovely views of countryside and mountains beyond. Bedroom 2 has a front aspect. The Shower Room has some attractive exposed stonework and beams and 'Velux' roof window. Modern white suite comprising walk in shower and WC and wash hand basin set into attractive vanity unit.

The Garden is a real gem, very private and not overlooked and enjoying some wonderful, open country views. With central lawn, wide planted borders and sunny paved patio. Enclosed by stone wall and fence.

Location (Newton-in-Cartmel) or High Newton is a small, friendly village just off the A590 within the Lake District National Park. The village was by-passed in 2008 enabling its return to a peaceful village at the head of the Cartmel Valley. If approaching from Grange take the first left off the A590 by-pass, at the first 'T' Junction turn right, then second left. After passing WRS Antiques take the fourth left into the village. High Mountain View can be found shortly on the right hand side.

Situated within the Lake District National Park, on a bus route and approximately 2½ miles from the foot of Windermere at Newby Bridge and with the M6 some 20 minutes easy drive away. The small town of Grange over Sands and Cartmel village are both close-by with the larger towns of Kendal and Ulverston approx a 20 minute drive away. All the attractions that the Lake District has to offer are within easy reach.

What3words: jacuzzi.opts.position

Accommodation (with approximate measurements)

Living Room 15' 7" x 12' 7" (4.75m x 3.84m)

Snug 15' 2" max x 10' 2" min (4.62m max x 3.1m min)

WC

Breakfast Kitchen 15' 1" x 7' 10" (4.6m x 2.39m)

Lounge 24' 8" x 6' 2" (7.52m x 1.88m)

Bedroom 1 15' 1" x 10' 2" (4.6m x 3.1m)

Bedroom 2 12' 9" x 7' 4" (3.89m x 2.24m)

Shower Room

Services: Mains electricity, water and drainage. Oil central heating to radiators and electric storage heaters.

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

Council Tax: Band D. Westmorland and Furness Council.

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 £800 - £825 per calendar month. For further information and our terms and conditions please contact the 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).



Bedroom 1



Bedroom 2



Garden

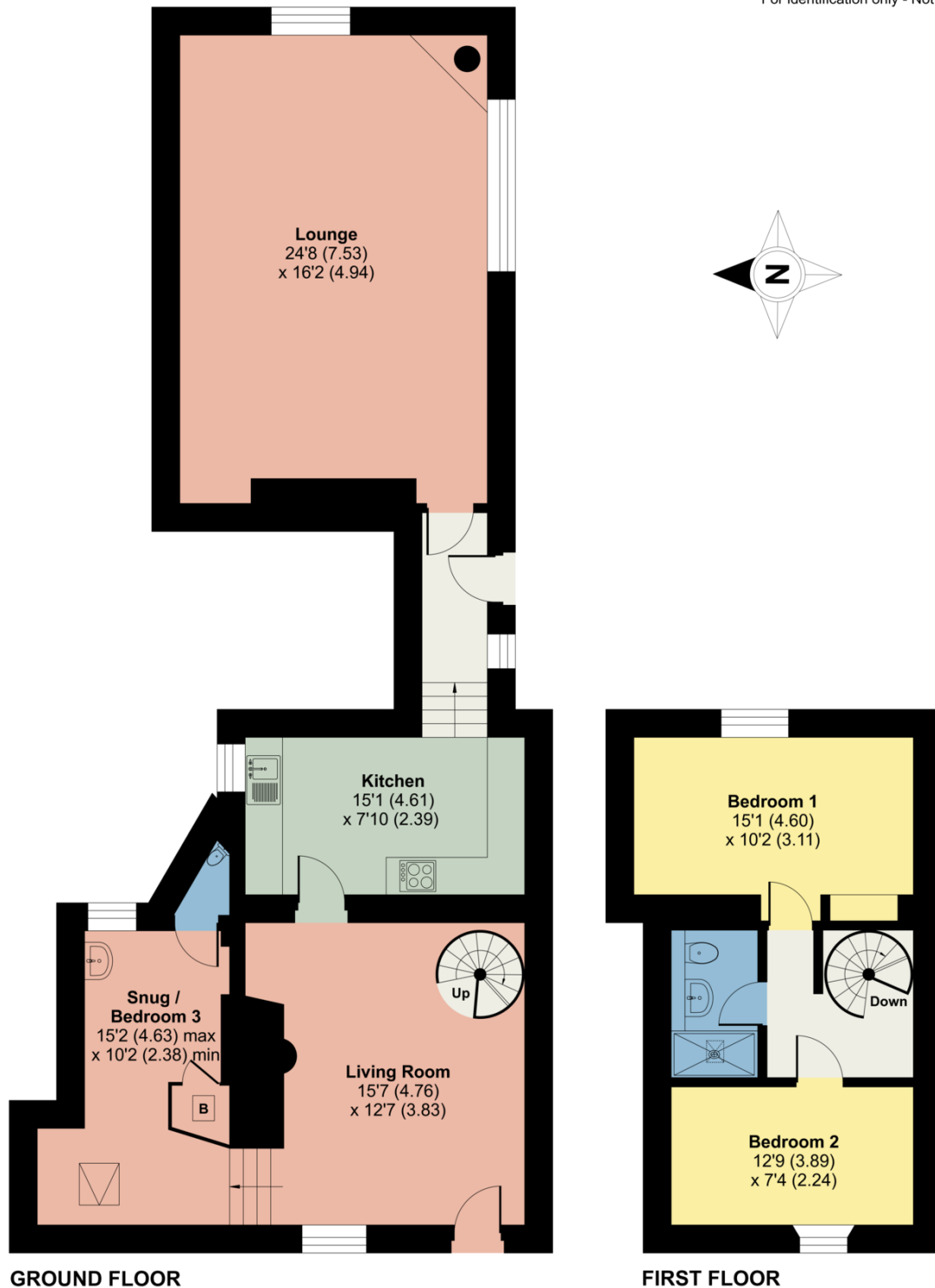


External

High Mountain View, Newton In Cartmel, LA11

Approximate Area = 1323 sq ft / 123 sq m

For identification only - Not to scale



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: 1260766

A thought from the owners - "I have enjoyed a very welcome and supportive village community spirit at High Newton."

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