





Lounge



Lounge



Dining Kitchen

## Old Orchard

£875,000

Old Orchard  
Barber Green  
Grange-over-Sands  
Cumbria  
LA11 6HU

Old Orchard is nothing short of perfection. From the peaceful location to the sublime views, the luxurious finishes to the quality fitments, the immaculate tasteful presentation to the wonderful Gardens. Every possible box is well and truly ticked - including being chain free. This stunning property has had a complete overhaul in the past 3 years even including a new septic and oil tank. Admittedly not the most exciting items but definitely some of the most expensive! No expense has been spared with the thoughtful and sympathetic refurbishment. All bathroom suites are 'Villeroy & Boch', stunning bespoke 1930's internal doors are fitted throughout (a subtle nod to the roots) with the exception of modern 'Crittall' style doors here and there, luxurious 'Amtico' herringbone pattern flooring covers most of the Ground Floor and the incredible Kitchen is from 'English Hardwood Kitchens'.

A viewing is a must to fully appreciate all that this incredible, versatile home has to offer.

The unique solid wood front door opens into the Entrance Porch with slit window, attractive quality 'Amtico' mid tone wood flooring in the classic herringbone pattern. This lovely flooring runs through much of the ground floor providing warmth and practicality. Door to Entrance Hall with access to Kitchen and Lounge. The Kitchen can be found to the right through the on trend, 'Crittall' style double doors. This

fabulous room is of cavernous dimensions with vaulted ceiling and triple aspect. It is flooded with natural light and at the dining end, has the most spectacular far reaching open country views - the perfect spot for the dining table! Patio doors lead out to the Terrace - ideal for warm weather entertaining. The Kitchen itself is a superb example of craftsmanship. Bespoke from 'English Hardwood Kitchens' there is a large central island with slate work surface and fixed circular, hardwood 'prep' board. Integrated dishwasher and space for fridge freezer. The icing on the cake is the wonderful grey and stainless steel 'Everhot' electric stove with 3 ovens, hot plate and induction hob - obligatory for every top tier home! There is also a discreet, recessed wood burning stove, usually a focal point but this is almost lost, with the view and everything else! The Lounge is of equally pleasing proportions with large picture window and glazed external door showcasing further those captivating views. Recessed wood burning stove and the most splendid antique style, feature metal radiators. Cupboard housing the hot water tank and Zilmet water pressure system. Stairs leading to the First Floor.

Super for guests or perhaps those with some limited mobility, Bedroom 3 can be found off the Lounge, which is a well proportioned Double Bedroom with recessed cupboard and dual aspect. Further wonderful open views and direct access to the very private and incredibly peaceful side Garden. Door to En-Suite Bathroom which any first class hotel would be proud of. The first of the 3 'Villeroy & Boch' suites, this one is a personal favourite. The contemporary white suite comprises freestanding bath with floor mounted tap, WC, walk-in double shower with rain head shower and wash hand basin on a wall mounted vanity cabinet. Ladder style radiator, shuttered window and ceramic tiled floor. The Inner Hall has a large under stairs Pantry, Laundry area and door to Rear Hall.

The spacious Laundry room is the size of many a Kitchen! Fitted with a range of sleek white wall and base cabinets with large, white sink (ideal dog bath?) Space for washing machine and tumble drier. From the Inner Hall there is a door to the Rear Hall with door to Garage and access to the useful



Dining Kitchen



Dining Kitchen



Utility Room



Bathroom



Bedroom 3



Dining Area

Cloakroom - 'Villeroy & Boch' 2 piece suite and Rear Porch with external door.

From the Lounge stairs lead up to the split Half Landing. To the left is a generous, light room currently utilised as an extra Sitting Room with velux roof windows providing superb views, further, shuttered window to the gable end, eaves storage and contemporary wood burning stove. This room is suitable for a variety of different uses of course - A 4th Bedroom, Study, Library, Cinema Room, Teenagers Den, Music Room, Studio etc. To the right the short stair leads to the Gallery Landing with large Linen Cupboard and access to Bedrooms 1 and 2.

The Master Suite is superb! Firstly a very generous Double Bedroom with dual aspect and possibly the most captivating of all of the views. Along with another, 'Villeroy & Boch En-suite Shower Room and walk-in Wardrobe/Dressing Room. There is also a useful under-eaves storage. Bedroom 2 is a well proportioned Double Bedroom with wonderful open country views and luxurious En-suite Shower Room.

Externally, matters are just as fabulous! The Garden is just as well kept and presented as the inside! A real credit to the new owners for bringing this once overgrown Garden back to life. Extending to 3 sides, enclosed by either stone wall or

mature hedge and enjoying views from almost every single corner. To the rear is a spacious, paved patio which catches the sunshine and provides a front row seat for those enchanting views. Pretty ornamental pond and some delightful, colourful and well established plants and shrubs. The lower portion of the Garden has some young fruit trees and wide gravel path giving easy access to the very productive, raised vegetable beds. The side Garden is a particular joy enjoying complete privacy and a wonderful peace with large, mature conifer. Gated pathway with two useful metal storage sheds.



Views

The Integral Double Garage has remote controlled roller doors, power, light, water and electric vehicle charge point. Storage cupboards to recess. Door to Boiler Room housing the oil fired central heating boiler. Parking is provided for 2/3 vehicles on the private driveway.

**Location** Barber Green is a delightful small hamlet situated in a rural position within the Cartmel Valley. The local town of Grange-Over-Sands is approximately 4½ miles away with Railway Station, Primary School, Library, Post Office, Shops, Cafes & Tearooms and a picturesque Edwardian Promenade. The Market Town of Ulverston is approx 15 minutes drive

with wider range of amenities.

The highly regarded village of Cartmel with Secondary School, fine dining, Public Houses, 'Cartmel Races', famed Sticky Toffee Pudding and 12th Century Priory are just a short drive away. Junction 36 of the M6 and the base of Lake Windermere are both approximately a 20-25 minute drive. The location is very accessible and convenient but just far enough removed to enjoy a peaceful rural lifestyle too.

To reach the property proceed along the A590 in the direction of Newby Bridge. At the top of the Lindale Bypass



Gallery Landing



Living Room/Bedroom 4

turn left sign-posted Cartmel, at the T junction turn right, proceed under the underpass and turn left. Proceed through Low Newton and upon entering Newton In Cartmel take the third left and proceed up the hill. Go over the bypass and turn right down the hill into Barber Green. Take the third left after a triangle of grass and The Old Orchard is at the end of the cul-de-sac. Please note that sat nav may not bring you to the right spot.

What3words - <https://what3words.com/prep.ferrying.arrives>

### Accommodation (with approximate measurements)

#### Entrance Hall

**Dining Kitchen** 16' 10" max x 16' 3" max (5.13m max x 4.95m max) + 11' 1" max x 7' 11" max (3.38m max x 2.41m max)

**Lounge** 20' 2" max x 17' 10" max (6.15m max x 5.44m max)

**Bedroom 3** 14' 6" x 11' 11" (4.42m x 3.63m)

#### En-Suite Bathroom

#### Pantry

**Laundry** 10' 5" x 8' 11" (3.18m x 2.72m)

#### Cloakroom

#### Rear Porch

**Studio/Study/Reception** 18' 4" x 13' 3" (5.59m x 4.04m)

#### Gallery Landing

**Master Bedroom** 14' 5" x 14' 3" (4.39m x 4.34m)

#### Dressing Room/Walk-in Wardrobe

#### En-Suite Shower Room

**Bedroom 2** 14' 3" x 9' 5" (4.34m x 2.87m)

#### En-Suite Shower Room

**Integral Double Garage** 19' 6" x 18' 6" (5.94m x 5.64m)

#### Boiler Room

**Services:** Mains electricity and water. Septic tank drainage (new tank 2022). Ultrafast Broadband. Oil fired central heating (new double banded 2000 Litre tank 2022). 3 Wood-burning stoves. There are Solar panels to the roof which heat the hot water.

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

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

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

**Energy Performance Certificate:** Band C. 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 £1750 - £1850 per calendar month. For further information and our terms and conditions please contact the



Bedroom 1



Bedroom 2



External



Ordnance Survey Ref: 01217025



Garden and Side Aspect



Garden

Office.

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**Disclaimer:** 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 22.3.25.

## Barber Green, Ayside, Grange-Over-Sands, LA11

Approximate Area = 2414 sq ft / 224.2 sq m

Limited Use Area(s) = 169 sq ft / 15.7 sq m

Garage = 345 sq ft / 32 sq m

Total = 2928 sq ft / 271.9 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: 1267919