



Cartmel

£285,000

Flat 1 Tower House, Cavendish Street, Cartmel, Grange-over-Sands, Cumbria, LA11 6QA

A charming, well presented, chain free Ground Floor Apartment currently utilised as a successful Holiday Let with original features, in this popular and highly regarded historic village. Ideal for the Investor, Second Home Owner or perhaps First Time Buyer.

Comprising spacious Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room. Early viewing highly recommended.

Quick Overview

Highly regarded Village location

Ground Floor Apartment

Successful Holiday Let

Modern Kitchen and Shower Room

Well proportioned Lounge and Bedroom

Well presented with original features

Permit Parking

Super walks on the doorstep

No Upper Chain

Superfast broadband



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Superfast
Broadband



Permit Parking

Property Reference: G3083



Entrance Hall



Lounge



Kitchen

What a super, inviting, manageable Apartment. Perfect for the down-sizer/retiree. Tower House is a period property converted into flats in 1964, located close to the medieval Priory Gatehouse and associated with the Priory's ancient buildings. There is an attractive, pillared entrance with a wide entrance door leading into a spacious Hallway with original tiled floor and access to all rooms. The Lounge is an attractive room with feature fireplace, oak lintel and exposed stone recess which is complemented by arched and cupboard shelving either side. Feature architraves, double glazed sash window with wooden shutters, wood effect flooring and recessed, curved and arched shelving.

The Galley Kitchen has an attractive range of cream wall and base cabinets with brushed chrome handles and beech effect worktops with single drainer stainless steel sink unit and splash back tiling. Freestanding Zanussi cooker with cooker hood over, space for fridge and integrated Neff dishwasher. Feature breakfast bar with ceramic tiled worktop, concealed Worcester gas central heating boiler, recessed cupboards with shelves and fire escape door. Tile floor and door to Shower Room.

The elegant, well proportioned Double Bedroom is light and airy with double glazed window and wooden shutters. Ample space for bedroom furniture. The Shower Room has a modern, white suite comprising double shower enclosure, wash hand basin and corner WC. Complementary part tiled walls and floor and extractor fan.

Location: Cartmel is a highly desirable and picturesque village renowned for the world famous steeplechase meetings (Cartmel Races), the highly prized L'Enclume restaurant, Sticky Toffee Pudding, impressive architecture and Public Houses/Restaurants. Cartmel is located approximately 20 minutes from the M6 motorway and a similar distance from the foot of Lake Windermere so is both accessible and convenient. The small Edwardian town of Grange over Sands which offers a wider range of amenities is just 5 minutes by car.

If travelling from Grange-Over-Sands towards Cartmel, turn right at the 'T' Junction at the bottom of Haggs Lane and take the first left just after 'The Pig and Whistle' Public House. At the end of the road turn right and follow the road over the small bridge into Cartmel Square. Turn right under the arch, just after the Gatehouse and Tower House is located on the left hand side with the entrance to No.1 at the front. Permit on road parking is available.

What3words -
<https://what3words.co.uk/tunnel.patrolled.towels>

Accommodation (with approximate measurements)

Entrance Hall

Lounge 14' 9" x 11' 10" (4.5m x 3.61m)

Kitchen 20' 5" x 6' 9" (6.22m x 2.06m)

Bedroom 16' 2" x 12' 2" (4.93m x 3.71m)

Shower Room

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

Leasehold: Leasehold. Subject to the remainder of a 999 year lease dated 1st September 1990. Vacant possession upon completion. No upper chain.

Conservation Area: This property is located within Cartmel Conservation Area.

Management Charges: A Service Charge of £600 is payable for 2025 which includes Building insurance, Accountant Fees and Confirmation Certificate. In addition each flat pays £20 per month to build up sufficient funds for exterior painting every 5 years. Last painted in 2023. Unplanned repairs/expenses are dealt with as they arise through any year and agreed between all the owners

Parking: An annual parking permit can be purchased for the Racecourse car park if desired.

Business Rates: £1300 - Amount payable £0 subject to small business rate relief.

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.

Holiday Letting Potential: Currently let through Sykes Cottages. We are advised that Flat 1 Tower House generated a gross income of £21,162.66 for 2023/2024 and £21,383.96 for 2024/2025.

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).



Kitchen



Bedroom



Bedroom

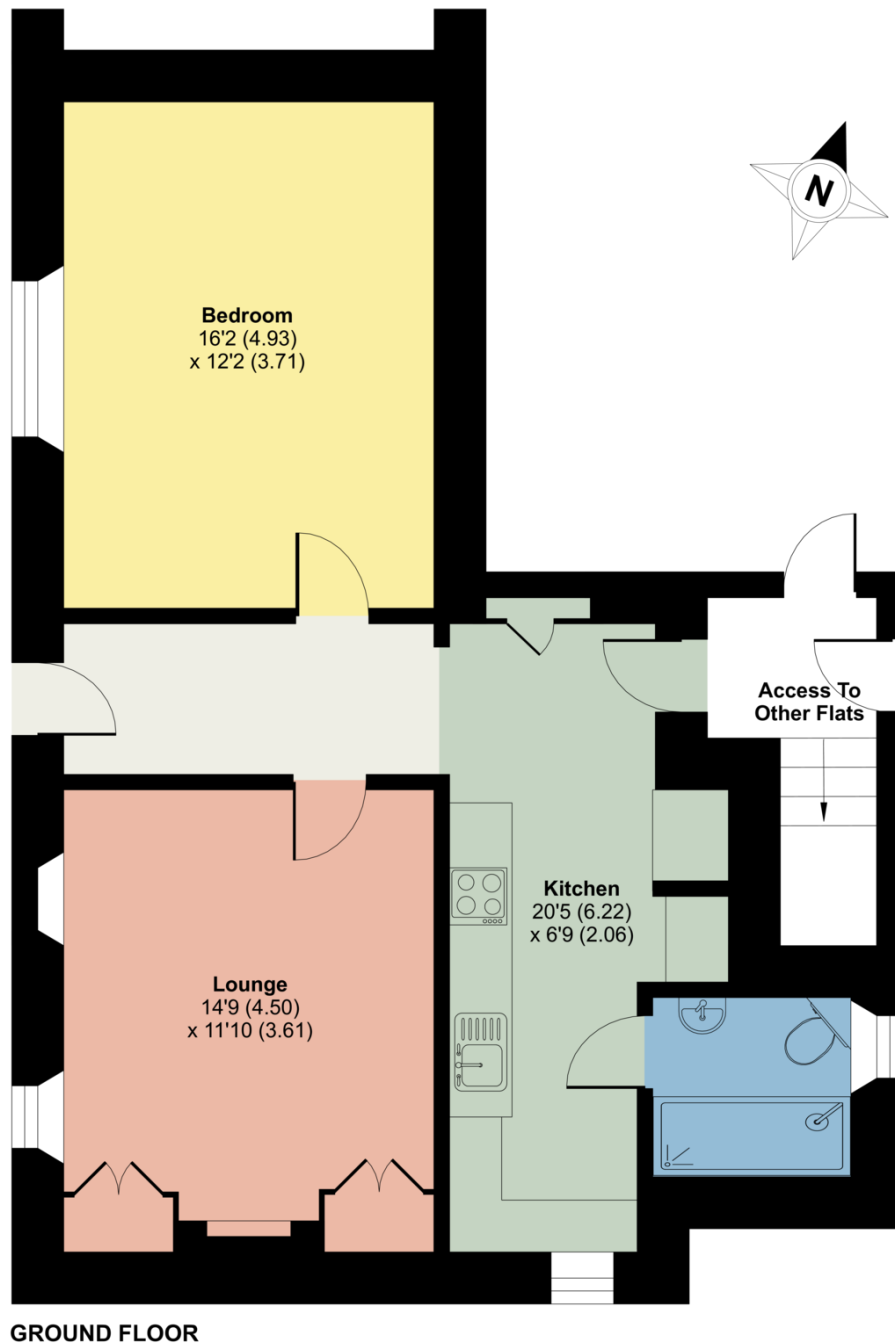


Shower Room

Cavendish Street, Cartmel, Grange-Over-Sands, LA11

Approximate Area = 633 sq ft / 58.8 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: 1282638

A thought from the owners...

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