



## Barber Green

£800,000

Cedar Lodge, Barber Green, Grange-Over-Sands,  
Cumbria, LA11 6HU

What a very special property Cedar Lodge is. This 3 Bedroom Detached Bungalow enjoys peace and tranquility with a rural feel located in the hamlet of Barber Green within the LDNP so does not feel isolated. It has stunning far reaching country views that no matter what the weather are simply incredible including the Cartmel Valley, Coniston Fells and the Langdale Pikes- they just change! The accommodation itself is neatly presented with neutral decor and a versatile, flexible layout that would work for most, with very spacious light filled rooms. There is an external workshop and another outdoor room suitable as a Study, Music Room or Studio perhaps? There is a lovely, welcoming, calm feeling right through.

Cedar Lodge has been a well maintained and much loved home for 19 years and the current owner will be sorry to leave.

Internal inspection is a must.

### Quick Overview

Sublime, far reaching country views

3 Double Bedrooms

Peaceful, tranquil setting

Beautiful walks from the door step

Convenient for Grange and Cartmel

Spacious, versatile and sunny accommodation

Wonderful, wrap around Gardens

Workshop and outdoor Office

Double Garage and Driveway Parking

Ultrafast Broadband



3



2



2



D



Ultrafast  
Broadband



Double Garage &  
Parking

Property Reference: G3105



Cedar Lodge and surroundings



Utility Room



Kitchen / Dining Room



Kitchen / Dining Room

The main door opens into the spacious double glazed Porch with slate tiled floor - a very pleasant and useful Entrance with space for muddy shoes! There is an attractive glazed door into the main house, door to the Integral Double Garage and Utility Room. The Utility Room is equipped with wall and base cabinets, stainless steel sink and space for washing machine. Oil central heating boiler. The main Hallway is very spacious indeed with an open airy feeling which envelops you as soon as you walk in. The Dining Kitchen can be found on the right. Furnished with an attractive range of cream wall and base cabinets with wood effect work surface. Stainless steel sink, built in electric double oven and ceramic hob with cooker hood over. Integrated dish washer and fridge freezer. Recessed ceiling spot lights and wide board wood effect flooring. Open archway to the Dining with double, glazed doors to the Hallway. Both the Kitchen and the Dining Room have superb country views.

The Sitting Room! Wow, a stunning room of very impressive dimensions, with triple aspect (including a large picture window) making the absolute most of those incredible country views. Right out over the valley with Field Broughton church to the left and the Lakeland Fells to the right - these views really do need to be seen to be appreciated. Recessed, wood burning stove with Oak mantel and slate hearth. The Sun Room is fabulous with glazed double doors leading into the glorious garden and picture windows providing magnificent views into the garden and the open uninterrupted country views beyond. This is the perfect place to sit on a wet day with a good book!

The Cloakroom is almost in two halves, the first part provides a bank of recessed cupboards to accommodate coats and shoes this then leads to the WC and wash hand basin. The Inner Hall creates some separation from living and sleeping accommodation and gives access to the Bedrooms and Bathroom. Bedroom 1 is a spacious Double Bedroom with recessed wardrobe, fitted wardrobes and beautiful views, through the sun room to the countryside beyond. The En-Suite Shower Room has a white suite comprising shower enclosure, wash hand basin and WC. Bedrooms 2 and 3 are further well proportioned doubles, one with side aspect and one with rear aspect in to the garden via the sun room. Finally a Study with loft access. The loft has a pull down ladder with light and is part boarded for storage. The Bathroom is tiled with recessed ceiling spot lights and a white 4 piece suite comprising WC, pedestal wash hand basin, bath and shower.

The Integral Double Garage has one up and over door and one remote controlled door. Power and light. Ample Parking for several cars. Outside is a separate stone and slated building currently split into two. Half is currently used as a Garden Store, the other enjoys a pleasant view and is ideal for a home worker requiring an office, just a little removed from the main home. Super as a Studio? or Music Room or whatever you wish! Both have power and light and an outside tap. The Gardens are a real joy! The sizeable grounds wrap around 3 sides and are an absolute credit to the dedicated hard working owner! A Garden to please even the greenest of fingers! There are some charming, small areas of deliberate (and very pretty) wild gardens. Right the way around are deep borders stocked with well established, attractive and interesting plants and shrubs providing a profusion of colour. The lawn is sizeable and looked after by a very swish robot mower! (included!) Sweet, recently created ornamental pond. This Garden, apart from enjoying utter privacy, in this tranquil setting where you can listen to the



Kitchen / Dining Room



Kitchen / Dining Room



Sitting Room



Bedroom 1



Bedroom 2



Sitting Room

variety of different birds and their chatter and bird songs does of course enjoy more of those incredible views. A superb Garden for many, for adventurous children, those with very green fingers or simply those who love to entertain - there is ample space inside and out!

**Location** Barber Green is a delightful 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 highly regarded village of Cartmel with Secondary School, fine dining, Public Houses, 'Cartmel Races', famed Sticky Toffee Pudding and 12th Century Priory is just 3 miles away. The Market Town of Ulverston is approx 15 minutes drive with a wider range of amenities. Junction 36 of the M6 is approx 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 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 and Cedar Lodge is on the right hand side. Please note that sat nav may not bring you to the right spot.

What3words - <https://what3words.com/comet.joys.ooms>

#### Accommodation (with approximate measurements)

Porch

Utility Room 9' 8" x 7' 10" (2.95m x 2.39m)

Hallway

Kitchen 13' 3" x 9' 6" (4.04m x 2.90m)

Dining Room 13' 4" x 8' 11" (4.07m x 2.72m)

Sitting Room 22' 0" x 16' 1" (6.71m x 4.9m)

Sun Room 27' 2" x 9' 3" (8.28m x 2.82m)

Cloakroom

Inner Hall

Bathroom

Bedroom 1 14' 0" max x 12' 5" (4.27m max x 3.78m)

En-Suite Shower Room

Bedroom 2 14' 1" max x 11' 3" max (4.29m max x 3.43m max)

Bedroom 3 12' 6" x 8' 10" (3.81m x 2.69m)

Study 10' 2" x 4' 10" (3.1m x 1.47m)

Integral Double Garage 18' 5" x 16' 5" (5.61m x 5m)

Garden Room 13' 11" x 12' 2" (4.24m x 3.71m)

Office 12' 2" x 8' 0" (3.71m x 2.44m)

**Services:** Mains electricity and water. Oil central heating. Septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Tenure:** Freehold. Vacant possession upon completion.

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



Sun Room





Garden



Driveway and Front Aspect



Garden and country view

**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 £1500 – £1600 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).

## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



### Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



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**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

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

Approximate Area = 1982 sq ft / 184.1 sq m

Garage = 303 sq ft / 28.1 sq m

Outbuilding = 267 sq ft / 24.8 sq m

Total = 2552 sq ft / 237 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). © n/checom 2025. Produced for Hackney & Leigh. REF: 1298072

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 03/06/2025.

Request a Viewing Online or Call 015395 32301