



## Cark In Cartmel

£395,000

Hillcrest, Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7NX

A delightful 2 Bedroom Detached Bungalow, ideally situated in the sought-after village of Cark in Cartmel. Well presented with modern Kitchen and Bathroom fittings, this charming home offers comfortable single-storey living with the added benefit of a large former Garage under ideal for a variety of uses. There is also Parking for several cars and Garden areas to 3 sides. Enjoying some attractive country views and convenient access to the village store and railway station.

This property is ideal for those seeking a village life with good road and rail connections close-by.

### Quick Overview

Well presented spacious Bungalow

2 Bedrooms

Modern Kitchen and Bathroom

Large former Garage ideal for variety of uses

Gas central heating

View over rooftops to open fields

Garden

Parking for several cars

Balcony with views to the Estuary

Superfast Broadband



2



2



1



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Superfast  
Broadband



Parking for  
several cars

Property Reference: G3132



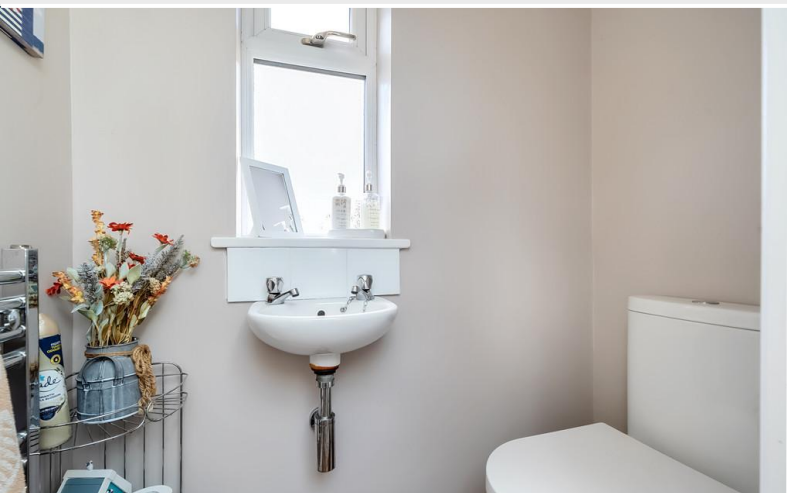
Kitchen



Utility Room



Entrance/Dining Area



Cloakroom

The half glazed stable door leads into the Kitchen which has an attractive range of wall and base units with granite worktop and 1½ bowl sink unit. Freestanding Rangemaster cooker with 5 burner gas hob, 2 electric ovens, electric grill and cooker hood over. Integrated slimline Zanussi dishwasher and Electrolux fridge/freezer. Complementary part tiled walls and feature Apex roof lantern. Door to Utility Room with Apex roof lantern and matching cabinets with single drainer stainless steel sink unit. Recess for washer and dryer. Door to WC with WC and small wash hand basin. From the Kitchen there is access to the Hallway with loft hatch and pull down ladder which is part boarded with power, light and velux window. Square arch to the front Entrance which can be used as a Dining Area with a lovely aspect over chimneys towards open fields. The Lounge has a front aspect over rooftops towards open fields and there are double doors to a decked Balcony which provides views over Cark towards the Greenodd Estuary.

Bedroom 1 is a spacious double room with dual aspect and views over neighbouring properties to open fields. Bedroom 2 also has a dual aspect with views into the Garden. Bathroom – replaced in 2023 this now has a 4 piece white suite comprising double shower enclosure, bath, wash hand basin and WC. Recessed ceiling lights, complementary tiled walls and illuminated demister mirror..

Underneath the property there is a large former Garage with patio doors and 2 side windows. Wall mounted Worcester gas central heating boiler replaced in March 2022. This room could easily be divided to create 'His & Her' Rooms ie: Workshop and Hobbies Room, Gym etc or subject to planning could be turned in to a Granny Annexe/Teenagers Den - lots of options here! There is Parking for 2-3 cars on the driveway and the Gardens are to 3 sides comprising terraced rockery style Garden to the front with mature specimen shrubs and small lawned area with well stocked borders. Timber Garden store. Steps lead up to the rear Garden with well stocked side border and the Garden to the rear is paved and graveled for ease of maintenance with some mature shrubs.

**Location** Cark is a popular and friendly village with a thriving community, Railway Station, Convenience Store, Public House, Holker Hall and walks from the doorstep. The adjacent village, Flookburgh, is within walking distance and has a Doctors Surgery, Post Office, Primary School, General Store, Chemist, Garden Centre & Hardware Store, Café etc. A short car journey (under 5 minutes) delivers you to the highly regarded village of Cartmel with the famous Cartmel Races, Sticky Toffee Pudding and L'Enclume the renowned 3 starred Michelin Restaurant! Cark is very convenient approx 25 miutes from the M6 Motorway and a similar distance into the heart of the Lake District National Park and many of the South Lakes attractions.

To reach the property from Grange-over-Sands via Cartmel, as you enter Cark take the first right signposted Holker Hall and Hillcrest is immediately on the left hand side.

What3words: <https://what3words.com/fruity.guesswork.swordfish>





Kitchen



Lounge





Lounge



Balcony



Views over Cark



Kitchen

#### Accommodation (with approximate measurements)

**Entrance Hall/Dining Area** 14' 5" max x 11' 11" max (4.39m max x 3.63m max)

**Kitchen** 20' 10" max x 10' 7" max (6.35m max x 3.23m max)

**Utility Room** 10' 5" max x 7' 6" max (3.18m max x 2.29m max)

**Separate WC**

**Inner Hall**

**Lounge** 15' 10" x 11' 11" (4.83m x 3.63m)

**Balcony**

**Bedroom 1** 14' 5" max x 11' 8" max (4.39m max x 3.56m max)

**Bedroom 2** 12' 0" x 9' 11" (3.66m x 3.02m)

**Former Garage/Gym/Cinema Room** 24' 3" x 14' 7" (7.39m x 4.44m)

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

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

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

**Material Information:** There is a small electricity sub-station within the grounds that is checked over once or twice a year.

**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 £ - £ 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





Bathroom



Request a Viewing Online or Call 015395 32301



## Meet the Team

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# Cark In Cartmel, Grange-Over-Sands, LA11

Approximate Area = 1031 sq ft / 95.7 sq m

Garage = 353 sq ft / 32.7 sq m

Total = 1384 sq ft / 128.4 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: 1339605

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