



## Cartmel

£265,000

Friars Croft , Allithwaite Road, Cartmel, Grange-over-Sands, Cumbria, LA11 7SB

Are you feeling energetic? Do you have vision? Most importantly would you like to own a chain free, traditional 1920's/30's Semi in the highly regarded and sought after village of Cartmel? If you have answered 'yes' then take a look at this.

There is no denying there is more than a little 'TLC' required here, but the bare bones and location are superb. The tried and tested design and build of these traditional 3 bedroom Semi's has worked very well indeed over the years. This one in particular retains the original layout, has some original features such as traditional internal doors. Good sized Garden to the rear, Parking and it enjoys some good views to the rear aspect too.

We would definitely recommend a viewing!

### Quick Overview

- Sought after village
- Close to Secondary School
- Good views to the rear aspect
- Easy walk to village pubs and shops
- Lovely countryside walks from the door step
- Opportunity to refurbish
- Garden front and rear
- Off road Parking
- No upper chain
- Superfast Broadband



3



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Superfast  
Broadband



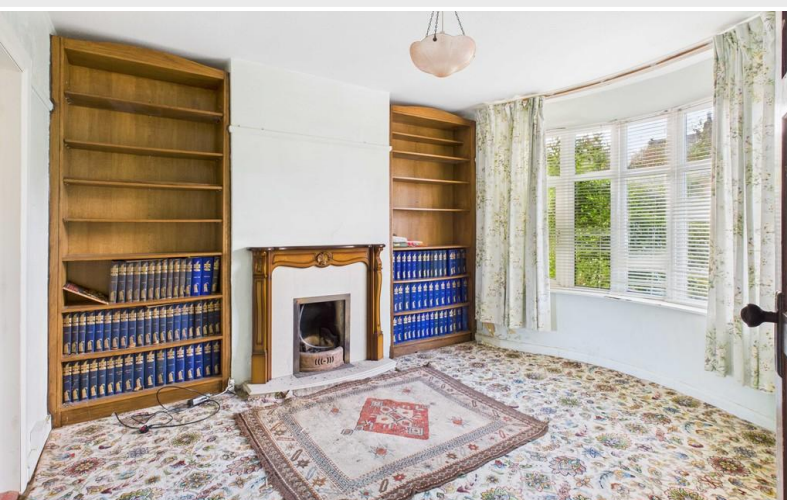
Off road  
Parking

Property Reference: G3139





Hallway



Lounge



Dining Room



Kitchen

The front door opens into the small uPVC Porch with original door in to the Hallway with large under-stairs cupboard and stairs to the First Floor. The Sitting Room has a uPVC bay window to the front, built in book shelving and open fire. Folding doors to the Dining Room which has an original fire place with open fire and sliding glass patio door to the rear Garden. The Kitchen is now in need of replacement or extending (subject to the relevant permissions) and has a side window. From the Kitchen is the 'Rear Lobby' with external uPVC door, access to a Store Room, WC, and Utility Room with uPVC window, plumbing and power.

From the Entrance Hall stairs lead to the First Floor where there are 3 Bedrooms, Separate WC and Bathroom. Loft hatch with pull down ladder to loft. Bedroom 1 is a generous Double with front aspect. Bedroom 2 is a well proportioned double with delightful outlook towards Hampsfell over the local school playing fields and Bedroom 3 is a spacious single with front aspect. Separate WC with window and Bathroom with half bath, wash hand basin and cylinder airing cupboard.

The Garage is now in need of some attention but had doors front and rear to allow access through to the Car Port beyond. The Rear Garden is a good size and the Front Garden has Parking for 1-2 cars.

**Location** Situated close to and backing on to the playing fields of the secondary school this property will make a super family home and just a hop, skip and a jump from the centre of Cartmel. Cartmel is famed for Cartmel Races, Cartmel Sticky Toffee Pudding and the fine dining at L'Enclume. There are several independent gift shops and a well respected Public House or two! If travelling from Grange-Over-Sands towards Cartmel, turn left at the 'T' Junction at the bottom of Hags Lane. Follow the road passing the secondary school on the left and take the next left. Friars Croft can be found shortly on the left hand side.

#### Accommodation (with approximate measurements)

Porch

Hallway

Sitting Room 11' 10" x 11' 9" (3.61m x 3.58m)

Dining Room 12' 9" x 10' 11" (3.89m x 3.33m)

Kitchen 8' 1" x 7' 10" (2.46m x 2.39m)

Rear Hall

Store Room 4' 8" x 3' 4" (1.42m x 1.02m)

Utility Room 8' 7" x 6' 5" (2.62m x 1.96m)

WC

First Floor

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom 2 12' 9" x 10' 11" (3.89m x 3.33m)

Bedroom 3 8' 0" x 6' 11" (2.44m x 2.11m)

WC

Bathroom

Garage Unmeasured

Car Port Unmeasured



**Services:** Mains electricity and water. Electric 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. No upper chain.

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

**Material Information:** We are unable to confirm the adequate functions of any appliances or installations.

**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 and the relevant refurbishment works were undertaken we estimate it has the potential to achieve between £875 - £950 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Checks (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).

**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 13.9.25.



Utility Room



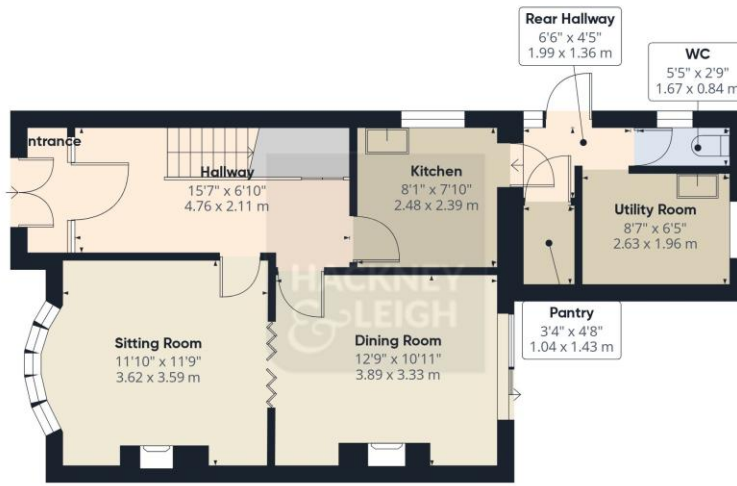
Bedroom 1



Bedroom 2

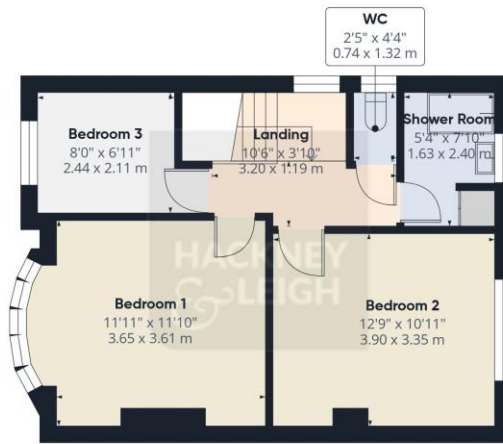


Rear Garden



Floor 0

**Approximate total area<sup>m</sup>**  
1025 ft<sup>2</sup>  
95.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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