



**HACKNEY
& LEIGH**

Cartmel

£550,000

1 The Flags, Cartmel, Grange-over-Sands, LA11 6PN

1 The Flags is a real treat. A chain free refurbished, Mid Terraced Cottage presented to a very high standard throughout with superb Garden Area, Garage and Parking - a real challenge to find in the picturesque village of Cartmel.

Comprising Hallway, Lounge, Dining Kitchen, 3 Bedrooms, Bathroom and Shower Room. Outside: Outhouse/Store, Garden Store with Separate WC, Garage, Parking for 2 cars and superb Garden.

Viewing is highly recommended.

Quick Overview

Mid Terraced Cottage - 3 Bedrooms
1 Lounge - 2 Bath/Shower Rooms
Village Centre Location
Refurbished to a high standard
Modern Kitchen and Bathroom fittings
Superb, private Garden
Parking for 2 cars
Garage
No upper chain
Superfast Broadband available*



3



2



1



D



Superfast
Broadband



Garage and 2
Parking Spaces

Property Reference: G2943



Hall



Lounge



Lounge



Dining Kitchen

Description Purchased in late 2019 and having undergone a thorough refurbishment throughout 2020, 1 The Flags really is a shining example of what hard work, vision, imagination and a good builder can achieve! Tastefully and carefully done using reclaimed and recycled materials where possible - these touches are subtle but apparent. The property speaks for itself. Technically a holiday let although the owners love it so much they try hard to keep it more to themselves, and it is easy to see why. It will have a broad appeal for the Investors in particular but with the Garden, Parking and Garage it is also a super property for a family perhaps.

The charming, low front door opens into the Hallway with stairs rising to the First Floor, useful under stairs cupboard with washing machine, attractive herringbone pattern, wood effect flooring and attractive, rustic, bespoke shelving unit. Lovely, sliding 'barn doors' open into the Lounge which has a dual aspect and spacious yet cosy feel. Exposed beams, attractive fireplace with wood burning stove with oak beam over, feature dark blue wall and a continuation of the herringbone pattern, wood effect flooring.

The Dining Kitchen is sunny, airy and spacious with ample room for a dining table. The Kitchen is shaker style in a 'cashmere colour' with white porcelain sink. Built-in electric oven with ceramic hob and cooker hood over; integrated dishwasher and fridge freezer. Complementary dove grey subway wall tiles, ceramic tiled floor and patio door leading out into the wonderful Garden.

From the Entrance Hall, the stairs lead up to the First Floor with split level landing with 'Velux' window and loft hatch. There is a pull down ladder to the boarded loft which has power and light and houses the gas central heating 'combi' boiler. Currently excellent storage but this spacious area could perhaps have further potential if explored.

Bedrooms 1 and 2 are both Double rooms and enjoy a charming front aspect with views towards the stunning Priory Church. Bedroom 2 also has an attractive, exposed stone wall. Bedroom 3 is a single Bedroom, currently with bunkbeds and has a side aspect. The main Bathroom is superb - real hotel luxury feelings! This spacious room has a contemporary white suite comprising WC, pedestal wash hand basin, double walk in shower enclosure with large 'rain' head shower over and lovely, deep, double ended oval bath with floor taps. Ceramic floor tiles with complementary wall tiles and recessed ceiling spot lights. The separate Shower Room is also delightful with charming feature stone wall with WC, walk in shower and attractive, round wash hand basin on modern shelved vanity unit.

To the front is a secure and very useful 'Outhouse' with power, light and window. Excellent for additional freezers and tumble drier perhaps.

Yes, it is possible for this property to get even better!! The wonderful cherry on the cake is the Garden. Firstly a Garden in the centre of this village is a treat but a private, peaceful not over looked, sun trap of a Garden is almost something that does not exist in Cartmel! This incredible, very sunny space is a real bonus. A paved patio (ideal for outdoor dining) complete with patio heaters for the chillier months, a generous area of level lawn, built in barbecue, outdoor WC and open Store are all present! There are garden lights, outdoor power sockets and water tap. A perfect



Lounge



Dining Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

Garden for relaxation, entertaining, quiet family evenings, children or whatever you choose.

Finally a Single Garage with additional Parking Space plus a further Parking Space to the front of the property, which completes this fabulous picture.

Location Perfectly located just off the the main Square of this historic and picturesque village, providing immediate and level access to the Public Houses, Restaurants and independent Shops. On the edge of the Village you will find the local Primary and Secondary Schools. This medieval village is renowned not only for its famous Priory, Gatehouse and their associated monastic architecture but in more recent times for the popular 'Cartmel Races', Annual Agricultural Show, Cartmel Sticky Toffee Pudding and the famed L'Enclume Restaurant. Cartmel is very convenient for the Lake District National Park and the foot of Lake Windermere and is approximately 25 minutes from the M6 Motorway.

For a wider range of amenities, the nearest town of Grange over Sands is approx 5 minutes by car and provides Medical Centre, Railway Station, Library, Post Office and a range of Shops, Cafes and Tearooms.

To reach the property if travelling from Grange over Sands, once in Cartmel, turn right at the 'T' junction and then next left by the 'Pig & Whistle' pub. Turn right at the end of 'The Causeway' then follow into the village. The Garage and Parking are on the left hand side before The Mallard Tea Rooms with the main Entrance being just past and through the covered passage.

Accommodation (with approximate measurements)

Hallway

Lounge 12' 8" x 11' 3" (3.86m x 3.43m) plus bay

Dining Kitchen 14' 3" x 10' 2" (4.34m x 3.1m)

Bedroom 1 11' 3" x 11' 3" (3.43m x 3.43m)

Bedroom 2 13' 1" max x 9' 9" (3.99m max x 2.97m)

Bedroom 3 8' 6" x 7' 2" (2.59m x 2.18m)

Bathroom

Shower Room

Outhouse 10' 0" x 3' 7" (3.07m x 1.11m)

Store

Outdoor WC

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

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

*Checked on <https://checker.ofcom.org.uk/> 26.6.24 not verified

Note: The path to the front door under the archway is shared for access to neighbouring properties.

Holiday Let Information

Currently let through Airbnb. This property generates a gross income in the region of £12,000 per annum. Please note this property is also used by the Family therefore these figures are only for part of the year (approx 25 weeks).



Bathroom



Patio and Garden



Garden



Side Aspect



Garage and Parking Space

Accounts are available to interested parties, once viewed.

Contents: All the contents are available subject to further negotiations.

Council Tax: Band C. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/reflector.olive.parked>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

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

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

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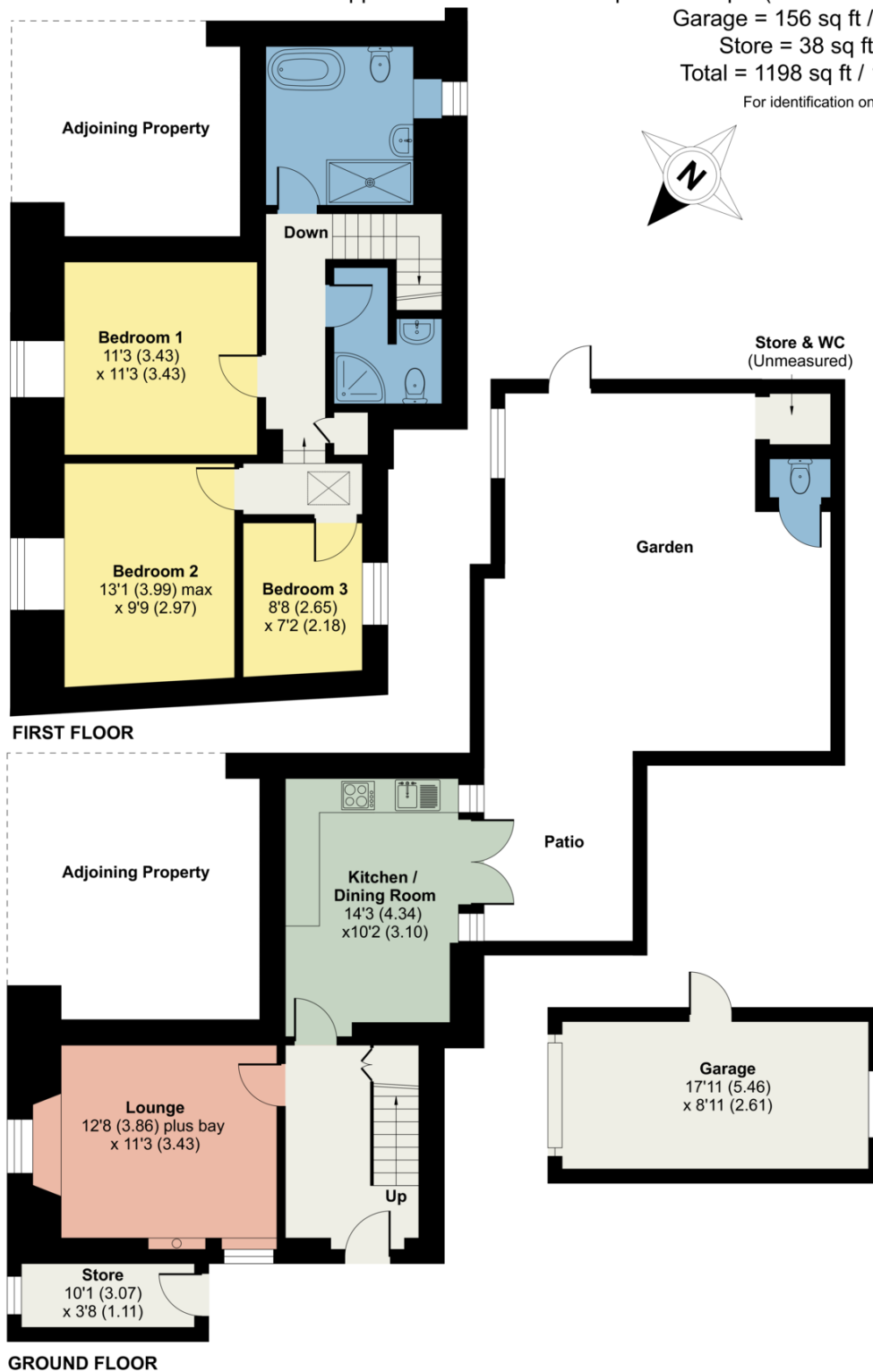
Approximate Area = 1004 sq ft / 93.2 sq m (exclude wc & Store)

Garage = 156 sq ft / 14.4 sq m

Store = 38 sq ft / 3.5 sq m

Total = 1198 sq ft / 111.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n|checon 2024. Produced for Hackney & Leigh. REF: 1140727

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