

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Windermere

High Hartbarrow, Cartmel Fell, Windermere, LA23 3PA

A detached house being built in the mid 1970s, which nestles into the hillside and is set in beautiful quiet surroundings with panoramic easterly views over the Winster Valley to Whitbarrow Scar and Lords Lot. The property is in a great position and built on a great plot but is now (perhaps) in need of some modernisation.

£599,950

### Quick Overview

- 3 bedroomed detached house
- 1 reception room and 1 shower room
- Rural location
- Large garden and outbuildings
- Panoramic view
- Septic tank and oil fired central heating
- In need of modernisation
- Suitable as a permanent home, 2nd home or holiday let
- Garage and off road parking
- Standard Broadband speed 80mpbs available\*



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Standard  
Broadband



Off Road Parking  
and Garage

Property Reference: W5843





Living Room



Living Room



Kitchen



Kitchen

**Description:** The accommodation includes a living room which is dual aspect and has patio doors leading to a patio area and overlooks the stunning views and also has a Westmorland stone fireplace and feature beams, cosy kitchen warmed by the Rayburn oven and equipped with other modern appliances, again dual aspect and with views, newly refurbished modern white shower with WC, inset washbasin with vanity unit and walk in shower, hall leading up to the master bedroom and dining room/office, with two further bedrooms and landing area on the upper floor. Outside to the rear of the house is the driveway leading to the garage and the outbuildings, that provide ample storage or could be used as potting sheds or workshops.

The gardens have been lovingly cared for and should be strolled through to fully appreciate the lawns, hedges, patio areas and wishing well over a bubbling stream below and the stunning views.

**Location:** High Hartbarrow is set in a rural location on Cartmel Fell, approximately 5 miles south of Bowness on Windermere. Proceed south of Bowness on the Newby Bridge Road (A592) and bear left at Ghyll Head signposted Cartmel Fell – Fell Road Only. Proceed up the hill, past Ghyll Head Reservoir for 1.2 miles and at the cross roads follow the road 'Cartmel Fell' for a further 9/10ths of a mile where High Hartbarrow can be found on the left.

Coming from Bowland Bridge drive in the low road below the Masons Arms for 9/10ths of a mile.

#### Accommodation (with approximate measurements)

Living Room 20' 0" x 12' 6" (6.1m x 3.81m)

Kitchen 13' 10" x 10' 1" (4.22m x 3.07m)

Shower Room

Stairs to half landing

Bedroom 1 14' 0" x 9' 11" (4.27m x 3.02m)

Dining Room/Office 16' 0" x 9' 1" (4.88m x 2.77m)



## Stairs to first floor

Landing Area with built in wardobes.

**Bedroom 2** 14' 7" x 10' 6" (4.44m x 3.2m)

**Bedroom 3** 10' 2" x 9' 4" (3.1m x 2.84m)

**Outside:** To the front of the property is driveway parking for 4/5 cars and a garage with up and over door and electric. As delightful stream runs through the garden with a wishing well. Various seating/gravelled areas in order for you to take in the panoramic views are placed round the property and the gardens are well maintained with an abundance of trees, plants and shrubs. The gardens are a haven for birds and you will also see the odd pheasant wandering around.

It is advisable to enjoy a stroll around the property and discover for yourself the charms of the grounds; whenever you are outside, perhaps by the outbuildings, or the front patio and stream, or the garage and drive, you will find that your eyes are continually drawn to the view. Bordered by woodland behind the property and the gardens are lawn to the front with decorative hedges.

**Garage:** 28' 2" x 10' 5" (8.59m x 3.18m)

## Property Information:

**Services:** Private water supply, mains electric. Private septic tank drainage. Oil fired Rayburn and electric night storage heaters.

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:** South Lakeland District Council - Band F.

**Viewing:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

## What3Words:

<https://what3words.com/selects.abolish.geek>.

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 14th September 2022 - not verified.



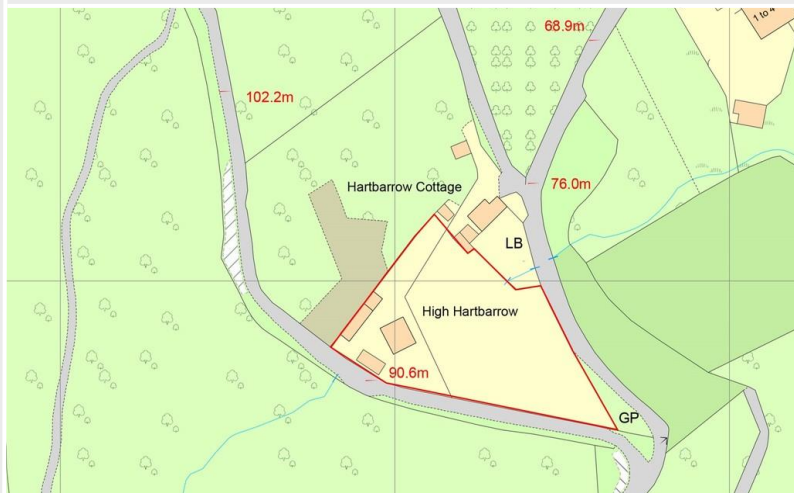
Bedroom 1



Bedroom 2



View



# High Hartbarrow, Cartmel Fell, Windermere, LA23

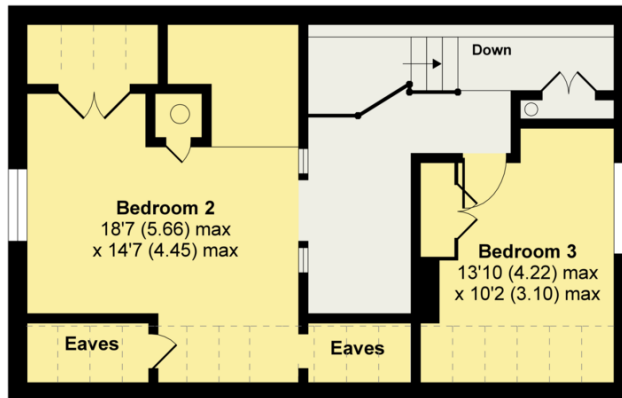
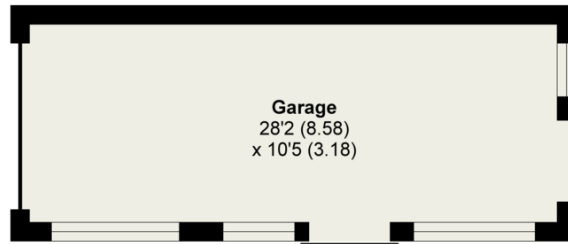
Approximate Area = 1316 sq ft / 122.3 sq m

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Garage = 295 sq ft / 27.4 sq m

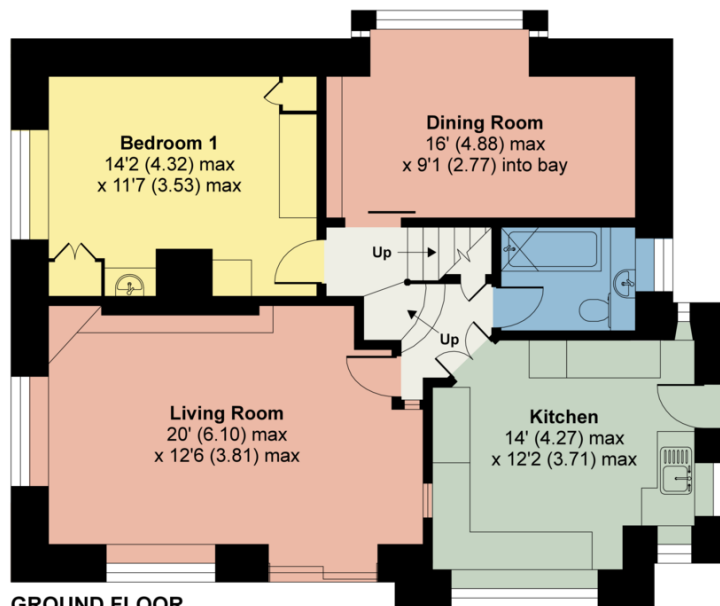
Total = 1732 sq ft / 160.9 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 894330

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