



Cartmel Fell

£675,000

Greenhorn, Cartmel Fell, Grange-over-Sands, LA11 6NS

Located in an idyllic, peaceful country setting within the Lake District National Park this is a quintessential character Lakeland Cottage. Offering some stunning views across the valley to hills, fells and mountains in the distance and an amazing "platform" decking area to get the best view! Being surrounded by fields and lovely well kept gardens, the property would be ideal for those looking for a picturesque home, 2nd home or holiday let which the property is currently being run as.

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).



3



2



1



F



Standard
Fibre
Broadband



Off Road
Parking

Quick Overview

3 bedroomed Lakeland cottage
1 reception room and 1 bathroom

Quiet location

Garden

Fantastic views

Character features

Good decorative order

Ideal permanent residence, 2nd home or
holiday let

Off road parking

*Standard broadband available

Property Reference: W6107



Living room



Kitchen/diner



Bedroom 1



Bedroom 1

Location: with origins as a "swill maker's" home and workshop (a 'swill' being a type of basket!) Greenhorn dates back some 400 years and retains some lovely features with some great views into the garden and to the Lakeland Fells.

Arriving at Bowland bridge from the Lyth Valley take the road Westwards rising up towards the 'Masons Arms' pub at Strawberry Bank. Having crossed the bridge, take the first turn on the left and continue on this road for about a mile with Greenhorn being on the left hand side. (If you continue on this road it takes you to High Newton - where you should start if coming from the A590 in the West!)

Property Overview: Nestled in the serene and picturesque landscape of Cartmel Fell, Greenhorn offers an exceptional opportunity to own a piece of the idyllic English countryside. This charming property is a true haven for those seeking tranquillity and natural beauty, making it an home or a delightful weekend getaway or indeed a successful holiday let.

Greenhorn is a beautifully presented home that boasts a harmonious blend of traditional charm and modern comfort. The property features a spacious, cosy L-shaped living room which is dual aspect and has attractive window seats and also a real fire with stone surround and wooden lintel on a slate hearth. The living room overlooks the well kept garden and the garden can also be accessed from this room. A well-equipped kitchen and a dining area with modern appliances of Neff induction hob with extractor over and built in Neff double electric oven and built in Fisher and Paykel dishwasher, built in fridge freezer. Also on the ground floor you will find the modern bathroom with fitments of WC, washbasin and vanity unit and bath with hand held shower and large walk in shower. The large windows throughout the home allow for an abundance of natural light, creating a warm and inviting atmosphere.

On the first floor are 3 bedrooms, Bedroom 1 is dual aspect and offers breathtaking views of the surrounding countryside. The master bedroom (Bedroom 1) is a true retreat, complete with a freestanding bath, washbasin and enclosed WC, a door from this bedroom leads to a balcony with views over the open fields and the Lakeland fells. The additional bedrooms provide flexibility for family living or guest accommodation.

The outdoor space at Greenhorn is equally impressive, with well-maintained gardens that offer a peaceful sanctuary. The property also includes a charming decked area, ideal for al fresco dining and entertaining whilst taking in the stunning views.

Located in the sought-after area of Cartmel Fell, Greenhorn provides easy access to the Lake District National Park, renowned for its stunning scenery and outdoor pursuits. The nearby village of Cartmel offers a range of amenities, including shops, pubs, and restaurants, as well as the famous Cartmel Racecourse.

Greenhorn is a rare gem that combines the best of rural living with modern conveniences. Don't miss the chance to make this enchanting countryside retreat your own. Contact us today to arrange a viewing and experience the magic of Greenhorn for yourself.

Accommodation: (with approximate measurements)

Kitchen/diner 18' 7" x 9' 8" (5.66m x 2.95m)

L-shaped living room 22' 6" x 9' 10" (6.86m x 3m) plus 9' 10" max x 8' 2" max

Bathroom

Stairs from the first floor lead to:-

Bedroom 1 17' 10" x 10' 5" (5.44m x 3.18m)

Off Bedroom 1 is a balcony 10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom 2 10' 4" x 8' 0" (3.15m x 2.44m)

Bedroom 3 9' 7" x 7' 9" max (2.92m x 2.36m)

Outside: The Front Garden is mainly set to lawn surrounded by well planted borders containing a variety of well established shrubs and small trees.

To the rear steps down lead to a stone flagged seating area looking to woodland, hard standing area with useful timber shed with power and light whilst off to the side of the property under a natural hedge archway/screen there is a storage area housing the oil tank. Beyond this is an attractive decking area with views to the open fields and the fells.

Property Information:

Services: Mains electricity. Private water supply, septic tank drainage and oil fired central heating to radiators.

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.

Business Rates: Rateable value of £4,350 with the amount payable of £2,131.50 for 2023/24. Small business relief may apply depending on circumstances.

Viewings: 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: //welcome.delusions.printer

Notes: *Checked on <https://www.openreach.com/> 18th June 2024 - not verified.



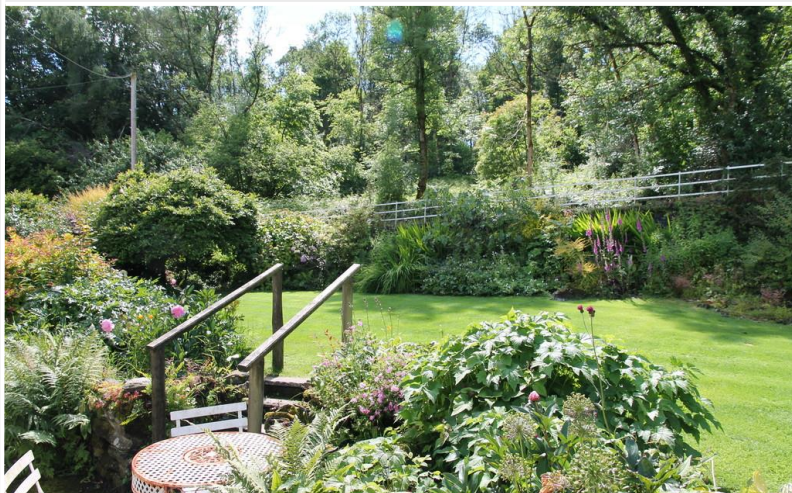
Bedroom 2



Bedroom 3



Decking

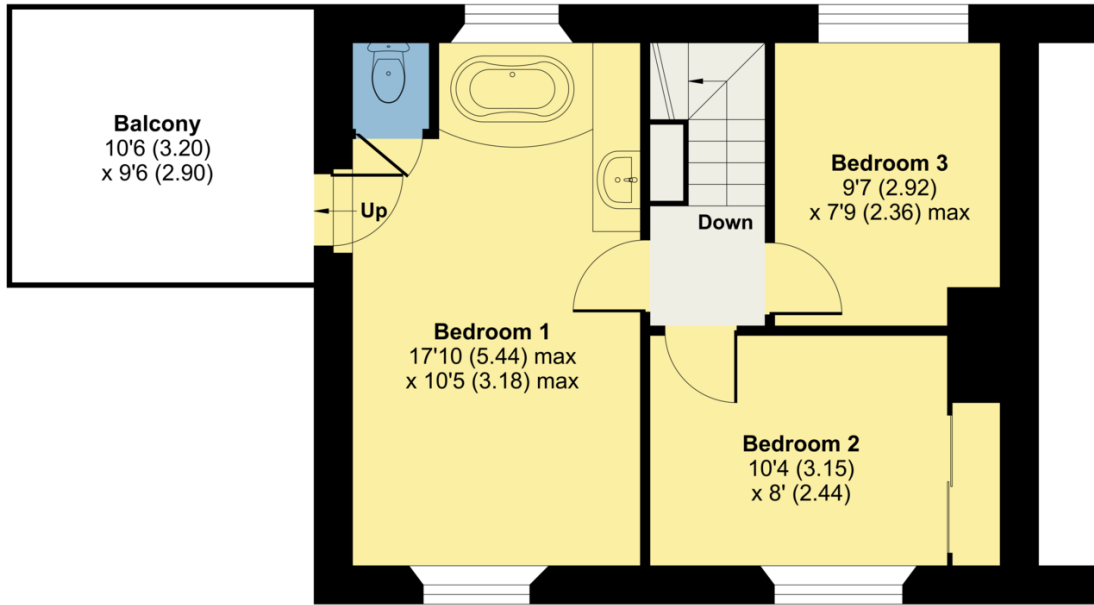


Gardens

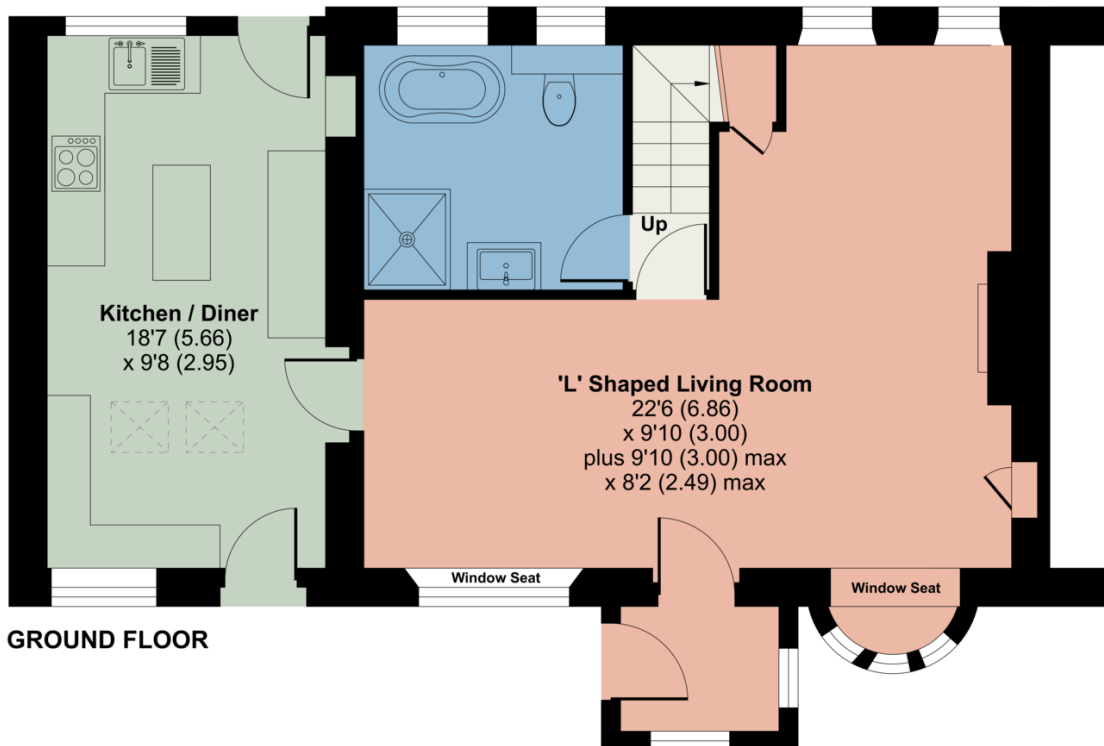
Greenthorn, Cartmel Fell, LA11

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1141760

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