



## Tower House, Flat 2 Cavendish Street

Grange-Over-Sands, LA11 6QA

Offers In The Region Of £199,500



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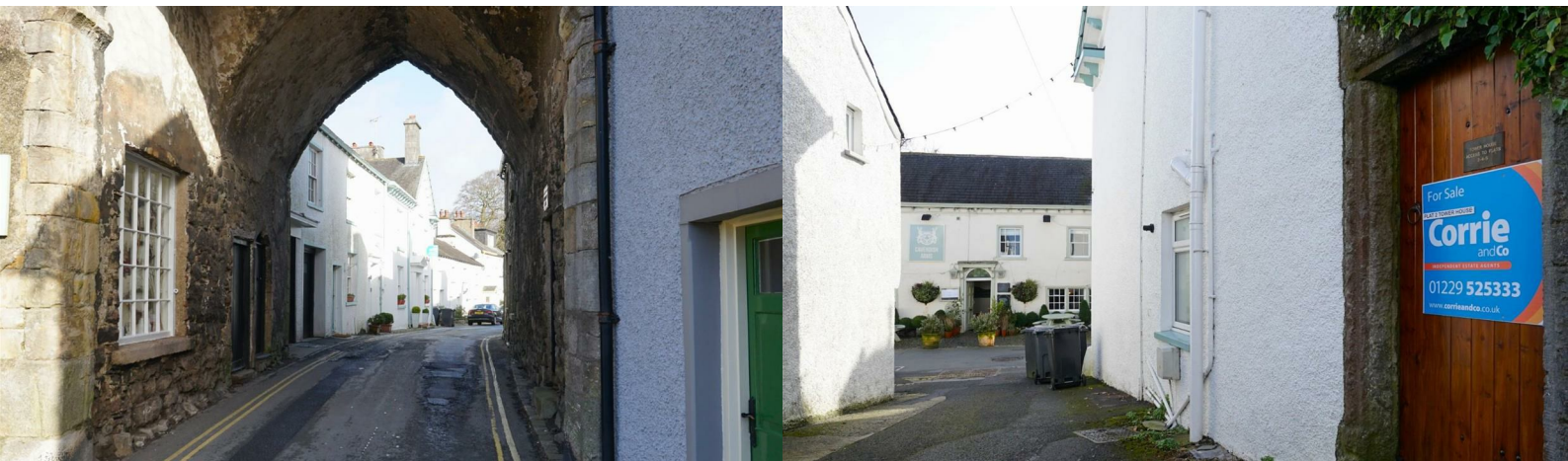
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# Tower House, Flat 2 Cavendish Street

Grange-Over-Sands, LA11 6QA

**Offers In The Region Of £199,500**



*A beautifully maintained and stylishly decorated one-bedroom ground-floor leasehold apartment is available for sale in the historic village of Cartmel. Ideally located within walking distance of the famous Cartmel Racecourse and the Michelin-starred restaurant L'Enclume, this charming property offers a blend of character and modern comfort. Has been a successful holiday let but more as second home in recent years offering an excellent investment opportunity or a delightful personal retreat. With its inviting interiors and prime position in one of Cumbria's most picturesque villages, this ground-floor apartment is a rare opportunity in a highly desirable location.*

Approaching from the Square in Cartmel, pass through the historic arch into Cavendish Street, where you'll find the charming Tower House. Flat 2 is a ground-floor apartment, offering a wonderful blend of character and modern convenience.

Upon entering, you are welcomed into the open-plan lounge and kitchen diner. The lounge area is warm and inviting, featuring an electric stove fire set on a slate-effect hearth with the original limestone fireplace which is a lovely retained feature, adding to the property's character. A double-glazed window allows natural light to fill the space, while an electric storage heater provides additional warmth.

The kitchen area showcases exposed beams to the ceiling, complementing the white base and wall units. It is well-equipped with an electric hob, oven, extractor hood, and spotlights, creating a bright and functional cooking space.

Hallway provides storage and is also a useful utility area, housing the washing machine and dryer, Aquapoint water heater and offers additional hanging and drawer space.

The bedroom continues the theme of character and charm, boasting a beamed ceiling and an electric storage heater for comfort.

The bathroom is finished to a high standard, featuring a white three-piece suite with a bath and an electric shower overhead. Floor-to-ceiling tiling enhances the space, while a heated towel rail adds a touch of luxury.

This delightful ground-floor apartment offers a unique opportunity to own a beautifully maintained property in the heart of Cartmel, ideal as a holiday let or a private retreat in this highly desirable village.

## Hallway with Utility/Storage

6'4" x 6'1" (1.937 x 1.858)

## Kitchen-Living-Dining

16'11" x 12'0" (5.170 x 3.681)

## Bedroom

9'3" x 7'1" (2.822 x 2.166)

## Bathroom

8'2" x 5'3" (2.491 x 1.621)

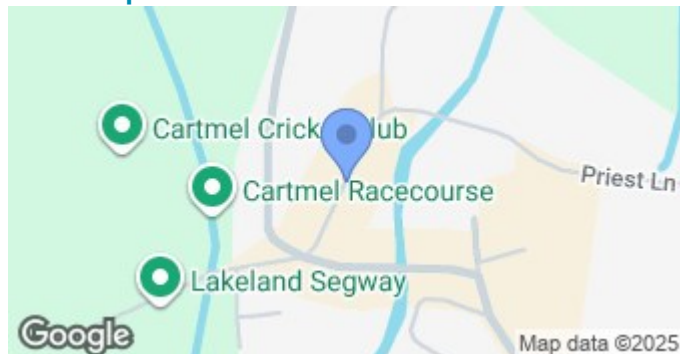


- Leasehold Ground Floor Apartment
  - One Bedroom
- Annual Management (2024) £522.00

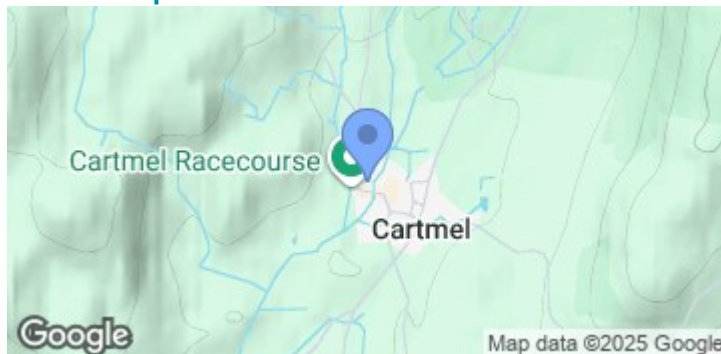
- Desirable Cartmel Village
- Previously Used as Holiday Let
- Right of way along rear pathway to access the flat and maintain the exterior.



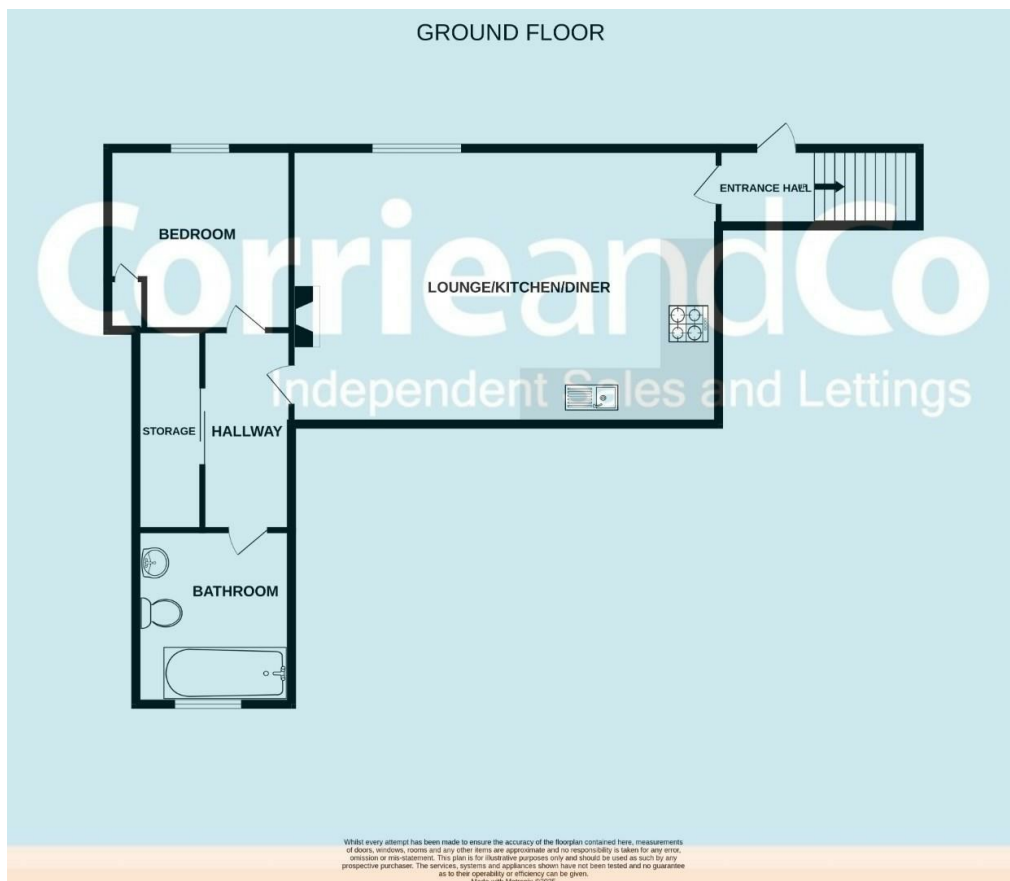
## Road Map



## Terrain Map



## Floor Plan



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