

PRIORY CLOSE HOUSE

£1,095,000

Cartmel, LA11 6QQ

Situated within the heart of the picturesque and Mediaeval village of Cartmel, with the majestic Priory as a backdrop, Priory Close House is an impressive Grade II* property with private walled gardens.

Believed to date back to the 14th Century with a 17th Century extension and bursting with immense character and charm, the spacious accommodation is finished to a high standard, beautifully and immaculately presented. Set over three floors, there are three reception rooms, entrance hall, kitchen and snug, cloakroom utility/laundry room, five double bedrooms, a sixth double bedroom/playroom, study/library room and three bath/shower rooms, one being en suite. Private parking for two/three cars and a private, established walled garden to the rear with level lawn, deep filled borders, seating terrace and stone and slate garden store. There is also frontage on the River Eea.

Within walking distance of the market square, shops and award winning restaurants.





Welcome to **PRIORY CLOSE HOUSE**

£1,095,000

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Priory Close House is situated within the scenic and sought after village of Cartmel, one of South Lakeland's oldest villages, which dates back to the 12th Century.

The village grew up around the now famous Priory and is full of Mediaeval charm. At the heart of the village is the square with the market cross, a water pump and limestone fish slabs. It is surrounded by a delightful selection of traditional public houses, tearooms and shops with ancient narrow winding streets. The square is home to the Cartmel Village Shop, famous for its Sticky Toffee Pudding and as a popular 'foodie' destination, eateries include Michelin Star restaurants, L'Enclume and Rogan & Co. Cartmel is also famous as having one of the smallest and most picturesque racecourses in the country. The course has six days racing during the summer months.

Nearby Yew Tree Barn at Low Newton is also worth a visit with its architectural salvage, gallery and café.

Grange-over-Sands (just 2.4 miles distant) an Edwardian seaside town offering a good range of amenities and a delightful promenade. It is a small yet lively community with a surprisingly large range of local societies and interest groups. There is a wide choice of recreational facilities including tennis courts, restaurants and seasonal events. The climate is mild due to its proximity to the sea and the Gulf Stream.

The larger towns of **Ulverston** (11.6 miles) and **Kendal** (15 miles) offer a more comprehensive range of facilities.

Just outside the southern boundary of the **Lake District National Park** and close to the **Yorkshire Dales** and the **Arnsdale and Silverdale National Landscape** (formerly known as an AONB), there are enormous opportunities for those who love the outdoors - this is your chance to live the weekenders' lifestyle all year round!

In education terms, there are both primary and secondary schools in the village. Secondary schools are also in Ulverston and Kendal. **Independent schools are at Windermere and Sedburgh.**

Connectivity

Road and rail links - for those looking to commute, the M6 (J36) is approximately 14.6 miles distant making several large towns and cities commutable on a daily or weekly basis.

Oxenholme Station (14.9 miles) is on the West Coast line with direct services to London Euston, Glasgow and Edinburgh; there is also a railway station at Grange-over-Sands on the Furness Line, which runs between Barrow-in-Furness and Lancaster with connections to the West Coast line and Manchester Airport.

and for further afield, airports are at Leeds Bradford (71.1 miles), Manchester (89.5 miles) and Liverpool (95 miles).

To find the property: from J36 of the M6 motorway, take the A590 towards Barrow/Milnthorpe. At Brettargh Holt roundabout take the first exit at the roundabout and continue for c. 5 miles to the Meathop roundabout and take the second exit onto the Lindale Bypass. After 2 miles, take the exit to Cartmel and continue for approximately 1 mile, before turning left onto Green Lane/Aynsme Road and into the village. Turn right onto The Causeway and head towards The Priory. After passing the church gates, proceed through the timber gates between the The Priory wall and Hales Sweet Shop; the property is second on the left with private parking on the right handside.

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Grade II* splendour

Nestled in the heart of this charming and sought-after village, and with Cartmel Priory providing a stunning backdrop, Priory Close House is an impressive and handsome Grade II* Listed property.

The listing notes *'parts possibly mediaeval, reconstructed in early C17, with parts of c. 1740'* and is believed to be an early C17 reconstruction of the mediaeval Priory's lodging and guesthouse.

In recent years, the property has undergone a sympathetic refurbishment; there is certainly a sense of history with original character features including a panelled front door with top light, mullion sash windows, some with panelled shutters, bolection-moulded wall panelling with dado rail and cornice, a mixture of two and six panelled doors as well as tongue and groove doors with wrought iron door furniture, beamed ceilings, exposed cruck beams on the second floor, wall cupboard with flute flat palisters in the dining room, stone and marble fireplaces and an oak staircase with panelled square newels, ramped handrail and turned and double twisted balusters. These sit wonderfully beside modern appointments.

Set over three floors with a gross internal area of c. 4371 sq ft (406.1 sq m) the spacious and light accommodation is beautifully and stylishly presented and finished to a high specification.

Previously a successful holiday let, now a well-loved home, it's time for the next custodians to enjoy this splendid property.

Let us take you on a tour...

Make an entrance into the L-shaped hall with three reception rooms off. The elegant **drawing room** and striking **sitting room** both have wood burning stoves set on slate hearths and enjoy a lovely outlook towards The Priory. To the rear, the **snug** overlooks the garden.

The welcoming **kitchen** is fitted with bespoke units and central island with breakfast bar, marble worktops, a cream two oven Aga, twin Belfast sink and integrated appliances including a dishwasher, microwave and fridge/freezer. There is access to the front and rear **dining room** with built-in cupboard and access to the garden.

Off the staircase hall is a large two piece **cloakroom** leading into a useful **utility/laundry room**.

The attractive oak staircase with large window leads to the **first floor landing** with linen cupboard. A second enclosed staircase also provides access to the first floor.

The bedroom accommodation is split over two floors.

The generous **principal bedroom** with marble fireplace and built-in cupboard has a four piece **en suite bathroom**.

There are **two further double bedrooms** and a three piece **house bathroom**.

Accessed down a short flight of stairs is a seventh double bedroom, currently used as a **study/library**.

An enclosed staircase leads to the **second floor** with **two double bedrooms**, being open to the apex, a sixth double bedroom/playroom, a three piece **shower room** and a **store room**.

Outside space

To the front is gravel parking for two/three cars. Access is required at all times to the property to the north of Priory Close House.

The west-facing rear **walled garden** is a true delight – established with well-stocked borders it offers a quiet haven and the perfect spot for outdoor entertaining. There is a flagged and paved seating terrace and a level lawn with copper beech hedge. A central arch leads through the hedge to a further garden area with 'secret' access to the river bank fronting the River Eea, a small river running through the village. It's the perfect spot for drinks on a summer's evening.

A stone and slate **garden store** provides practical storage space.

Services and specifications

- Mains electricity, gas, drainage and water
- Gas fired central heating with log burners in the drawing and sitting rooms
- Underfloor heating throughout the ground floor
- Bespoke kitchen designed and crafted by Culshaw of East Mawdesley
- Single glazed windows
- Oak engineered floors in the drawing, sitting and dining rooms
- Limestone flagged floors in the entrance hall, kitchen and breakfast room
- Outside water tap





The finer details

Council tax

Priory Close House isn't currently banded for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland and Furness Council

T: 0300 373 3300 W: www.westmorlandandfurness.gov.uk

Please note

- All fitted carpets, curtains and blinds, curtain poles, light fittings, Aga and integral white goods are included in the sale
- Freestanding white goods are available separately
- Garden furniture, planters, troughs, pots and statues are specifically excluded from the sale
- The property is Grade II* Listed - List Entry Number: 1348727
- There are two flying freeholds - please ask the agent for further details

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



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Approximate Gross Internal Area = 406.1 sq m / 4371 sq ft

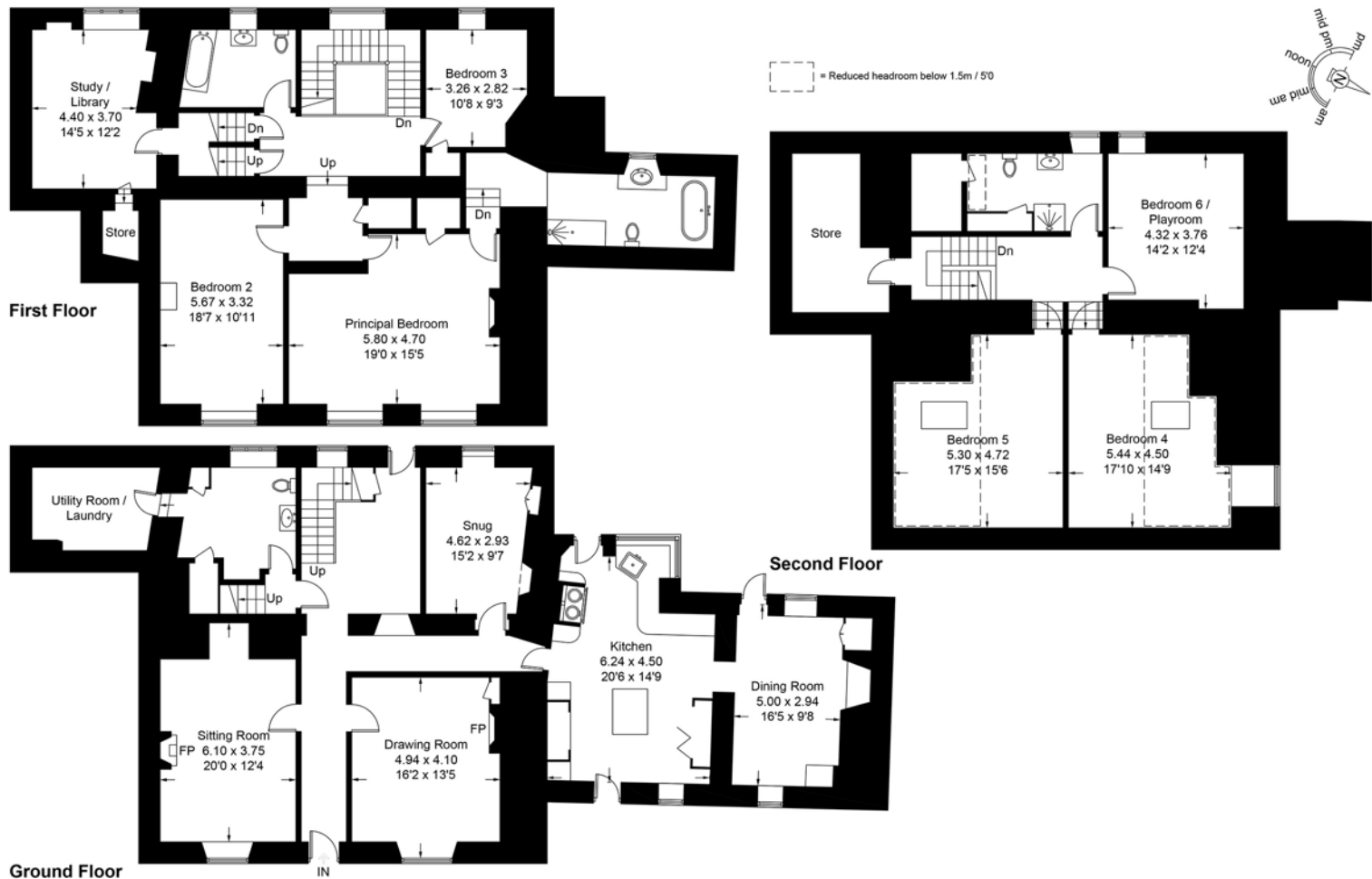


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102797)

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