



## Cartmel

£435,000

4 Town End Meadow, Cartmel, Grange-over-Sands, Cumbria, LA11 6QG

A wonderful opportunity to acquire a generously proportioned 3 Bedroom Detached Bungalow in the highly sought-after village of Cartmel. Situated within a peaceful cul-de-sac, it offers a tranquil setting away from the hustle and bustle of the centre, yet remains just a short stroll from local pubs, cafés, and shops-an ideal location!

This well-presented property features a modern Shower Room and a highly desirable Dining Kitchen, perfect for entertaining and socialising. With Parking for 2 cars, a practical integral Garage, and a variety of seating areas within the well tended Garden to relax with a coffee-or perhaps something a little stronger - it's a property that will appeal to a wide range of buyers.

Perfect for those seeking a peaceful lifestyle, within this beautiful historic village which benefits from lovely countryside walks just a stone's throw away. No Upper Chain.

### Quick Overview

Sought after picturesque Village  
 Close to the Primary and Secondary School  
 Detached Bungalow with 3 Bedrooms  
 Large Lounge and super Dining Kitchen  
 Integral Garage and Parking  
 Spacious, well proportioned rooms  
 Beautiful Gardens  
 Lovely walks on the doorstep  
 Fine Dining close-by  
 Superfast broadband



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Superfast  
Broadband



Garage and  
Parking

Property Reference: G3186



Utility Room



Dining Kitchen



Dining Kitchen



Lounge

A Covered Entrance with a white uPVC door and side windows opens into the Entrance Vestibule with wood-effect flooring and provides access to the Integral Garage and Utility Room. The wood effect flooring continuing seamlessly into the T-shaped Hallway and Utility.

The Utility room offers a fitted base cupboard with circular sink, worktop over and to side and plumbing and space for a washing machine with tumble drier over. From here the rear doors leads to a Covered Entrance with access to the rear paved Drying Area. The Hallway includes a Cloakroom fitted with a 2 piece white suite comprising low-flush WC and vanity wash hand basin. There is also an airing cupboard housing a radiator with slatted shelving and additional space above which provides useful storage. A loft hatch with pull-down ladder provides access to the loft which is boarded with power and light.

The Dining Kitchen is fitted with an excellent range of cream base and wall cabinets including a larder, pan drawers and display cabinet all complemented by a granite style worktop with inset single drainer stainless steel sink unit and matching upstands and tiled splash-back. Appliances include an integrated Bosch dishwasher, Bosch American-style fridge freezer and a Rangemaster Toledo cooker with five rings, including a wok burner, and extractor hood over. The Dining Area enjoys a dual aspect, offering ample space for dining furniture. Inset ceiling spotlights and wood effect flooring. Leading from the Dining Area is the well proportioned Lounge which benefits from a dual aspect and features French doors opening onto the Patio, with views across the garden towards Hampsfell. An attractive sandstone-style fireplace with a coal-effect living flame gas fire provides a central focal point.

Bedroom 1 includes built-in cream wardrobes with chrome handles, offering generous hanging space and a window overlooking the Garden. Bedroom 2 also benefits from cream built-in triple wardrobes and a side aspect into the Garden. Bedroom 3 features a window overlooking the rear Patio, along with wood-effect fitted wardrobes, shelving, and an integrated office space. The Shower Room is fitted with a walk-in double shower with shower boarded walls, a low-flush WC and a vanity unit with a modern rectangular sink. Complementary tiling, ladder-style radiator, extractor fan and vinyl flooring complete the space.

The Integral Garage is accessed from the Hallway and is equipped with an electric roller door, power, lighting, water supply and a loft hatch. It also houses the wall-mounted Worcester gas central heating boiler, along with fitted wall cupboard and shelving. To the front of the Garage there is Parking for 2 vehicles and a beautiful manicured Garden to 2 sides, enclosed by walls and hedging and features a well-maintained lawn, well stocked borders and flower beds. A delightful paved seating area provides ample space for alfresco dining and relaxation.



Dining Kitchen



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

**Location:** Cartmel is a sought after and picturesque village with amenities such as independent Shops, Public Houses, Village Store, Primary and Secondary Schools. The delightful medieval village is renowned not only for its famous Priory, its Gatehouse and their associated monastic architecture and later buildings but in more recent times for the renowned and popular 'Cartmel Races' Steeplechase meetings, 'Cartmel Sticky Toffee Pudding' and the award winning 'L' Enclume restaurant, becoming a 'foodie' destination in its own right.

From Grange proceed up Grange Fell Road turning right just past the cemetery. Carry along Hags Lane dropping down into Cartmel. Upon passing the doctors surgery on the right hand side, bear right in to Town End Meadow, keep left and No.4 is on the right towards the end of the cul-de-sac.

What3words: torched.brighter.trinkets

**Accommodation (with approximate measurements)**

**Covered Entrance**

**Entrance Vestibule**

**Utility Room** 5' 2" x 4' 11" (1.58m x 1.52m)

**Hallway**

**Cloakroom**

**Dining Kitchen** 22' 9" x 11' 1" (6.94m x 3.38m)

**Lounge** 16' 11" x 13' 8" (5.17m x 4.19m)

**Bedroom 1** 11' 9" x 9' 11" (3.60m x 3.04m)

**Bedroom 2** 12' 6" x 10' 3" (3.83m x 3.13m)

**Bedroom 3** 12' 7" x 7' 10" (3.84m x 2.41m)

**Shower Room** 8' 8" x 5' 6" (2.65m x 1.70m)

**Integral Garage** 18' 5" x 11' 0" (5.63m x 3.36m)

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

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band E. Westmorland and Furness Council.

**Probate:** We await the grant of probate for the property which is in the throes of being applied for - April 2026.

**Viewings:** Strictly by appointment with Hackney & Leigh.

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1150 - £1250 per calendar month. For further information and our terms and conditions please contact the Office.



Dining Kitchen



Front and Side Garden



Front Garden



Front Garden



Patio Area and Garden

**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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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



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**Approximate total area<sup>m</sup>**  
 123.4 m<sup>2</sup>  
 1326 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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