



Newton Hall Farm, Newton In Cartmel  
£550,000





## Newton Hall Farm

Newton In Cartmel, Grange-Over-Sands

Occupying a generous plot within the rural village of Newton-in-Cartmel, Newton Hall Farm is a substantial detached home offering extensive accommodation, large gardens and exceptional potential. Enjoying a rural setting whilst remaining convenient for Cartmel, Grange-over-Sands and the A590, the property presents an exciting opportunity for purchasers seeking a home they can improve, modernise and adapt to their own requirements.

The accommodation is arranged across a number of levels, creating a distinctive and versatile layout. The ground floor includes an entrance porch, office, reception room and a spacious kitchen complemented by a useful utility room with direct access to the car port. A particular feature is the impressive sun room which currently provides the principal living and dining space, enjoying a lovely outlook over the gardens. A ground floor bedroom and bathroom add further flexibility to the layout.

To the upper floors, the property offers a spacious living room with adjoining garden room together with additional bedrooms and a family bathroom. The layout provides a wealth of adaptable accommodation, while a useful attic room offers further versatility and potential for a variety of uses.

Externally, the property enjoys extensive gardens and patio seating areas, creating a wonderful outdoor environment with plenty of space to enjoy. A garage and car port provide valuable parking and storage, while the generous grounds further enhance the property's appeal. Buyers should note that neighbouring properties benefit from established rights of access across a section of the gardens.



- Substantial detached home with exceptional potential
- Spacious kitchen with utility room and access to the car port
- Impressive sun room providing living and dining space
- Additional reception room and study
- First floor living room with adjoining garden room
- Four double bedrooms
- Two bathrooms
- Versatile split-level accommodation
- Extensive gardens, patio seating areas, garage and car port
- Peaceful rural setting convenient for Cartmel, Grange-over-Sands and A590 links

WHAT3WORDS:///acclaimed.shift.reason

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G







## ENTRY

5' 9" x 4' 1" (1.76m x 1.25m)

## HALLWAY

13' 3" x 10' 2" (4.04m x 3.10m)

## RECEPTION ROOM

12' 4" x 10' 3" (3.75m x 3.12m)

## SUN ROOM

25' 5" x 12' 5" (7.75m x 3.78m)

## KITCHEN

14' 4" x 11' 8" (4.37m x 3.55m)

## OFFICE

12' 6" x 9' 9" (3.80m x 2.97m)

## BEDROOM

10' 7" x 10' 6" (3.22m x 3.20m)

## BATHROOM

11' 7" x 5' 9" (3.53m x 1.74m)

## UTILITY ROOM

11' 6" x 5' 4" (3.51m x 1.63m)

## CAR PORT

16' 9" x 13' 11" (5.10m x 4.23m)

## GARAGE

## FIRST FLOOR

## LIVING ROOM

20' 0" x 11' 8" (6.10m x 3.56m)

## GARDEN ROOM

8' 11" x 8' 3" (2.73m x 2.51m)

## LANDING

10' 4" x 7' 2" (3.14m x 2.18m)





**BEDROOM**

12' 5" x 10' 5" (3.78m x 3.18m)

**BEDROOM**

12' 5" x 9' 8" (3.78m x 2.95m)

**STORAGE ROOM / CHILDRENS PLAYROOM**

10' 6" x 8' 1" (3.20m x 2.47m)

**BATHROOM**

13' 3" x 8' 11" (4.05m x 2.71m)

**SECOND FLOOR****BEDROOM**

16' 1" x 9' 9" (4.91m x 2.97m)

**SERVICES**

Mains electric, mains water, mains drainage. No Mains Gas. LPG Gas for hob only.

**EPC RATING E**

**COUNCIL TAX BAND** currently Band F

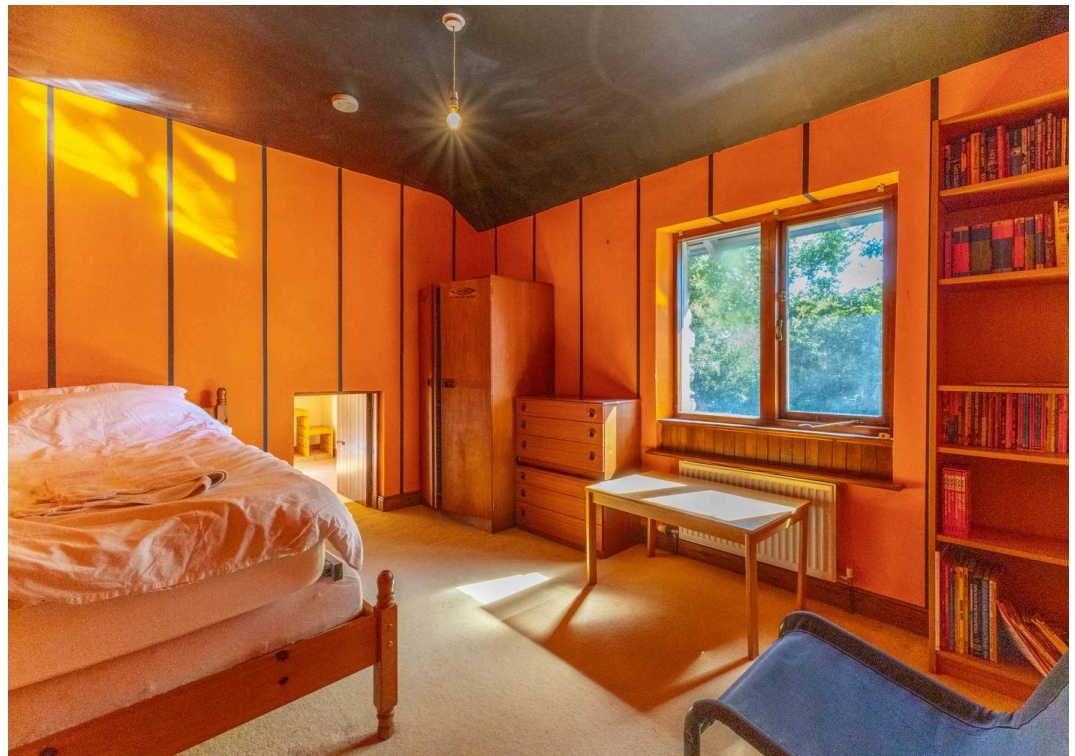
**TENURE: FREEHOLD**

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**Approximate total area<sup>(1)</sup>**

2439 ft<sup>2</sup>

226.7 m<sup>2</sup>

**Reduced headroom**

154 ft<sup>2</sup>

14.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

**GIRAFFE360**





## THW Estate Agents

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