



## Cartmel

£250,000

8 Headless Close, Cartmel, Grange-over-Sands, Cumbria, LA11 7SD

A charming, well presented 2 Bedroom Semi-Detached Bungalow in this popular historic village, enjoying Gardens to the front, side and rear, plus Communal Gardens and the use of 2 residents Parking lay-bys. Lovely outlook towards Cartmel Priory Church and the fells beyond.

Extended in 2022 this modern bungalow is now turn-key ready.

Subject to a local occupancy clause.

### Quick Overview

Lovely aspect to Cartmel Priory  
Close to the Primary and Secondary School  
2 Bedroom Semi-Detached Bungalow  
Modern Kitchen and Bathroom  
Air Source Heat Pump  
South Facing rear Garden  
Use of Parking lay-bys  
Walks on the doorstep  
Local Occupancy Restriction applies  
Superfast Broadband



2



1



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Superfast  
Broadband



Use of Parking  
Lay-bys

Property Reference: G3178





Lounge



Lounge



Kitchen



Dining Area

The ½ glazed double door with glazed side window leads in to the Entrance Vestibule with ample space for coats and boots. Glazed door to the 'L' shaped Entrance Hall with loft hatch and boiler cupboard housing the Air Source Heat Pump controls and water cylinder. The Lounge is a lovely room with a pleasant aspect into the Garden with Cartmel Priory Church as a backdrop. A Morso recessed wood-burning stove on a slate hearth completes the picture. The Dining Kitchen was extended in 2022 to a high standard with an attractive range of midnight blue base cabinets with a complementary marble style worktop, tile splash back and inset 1½ bowl sink unit. Built in oven with microwave 'combi' grill over and induction hob with extractor fan over. The Dining Area is light and bright with a skypod roof lantern, side window and double doors to the Garden. Utility cupboard with plumbing for washing machine and ample space for coats and boots etc.

Bedroom 1 is a good sized double room with a rear aspect and fitted wardrobe. Bedroom 2 is a cosy double room with views out in to the Garden and to Cartmel Priory. The Bathroom has a 3 piece white suite comprising bath with shower over and shower screen, wash basin with vanity cupboard under and WC. Attractive tiled walls and chrome ladder style radiator.

Outside there are Gardens to the front, side and rear. The front Garden has a lawn and well stocked flower borders and central path. The side Garden has a paved area, ideal for enjoying the event sun with flower borders and stepping stones leading to the front Garden. Air source heat pump. The south facing rear Garden is paved and gravelled for easy maintenance with well stocked flower borders and is ideal for outdoor dining. Communal Grounds to the front and side of the property which are maintained by the local council.

Off Cartmel Road and Allithwaite Road there are 2 lay-bys which are used by the residents of Headless Close for Parking. To the rear there is a pathway which provides pedestrian access for this and neighbouring properties.

**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 entering the village take the left turn at the T-junction in the direction of Flookburgh. The property is situated a little further on past the secondary school and adjacent to Allithwaite Road junction with Parking available on Allithwaite and Cartmel Road in the lay-bys.

What3words: stun.soaps.diplomats



## Accommodation (with approximate measurements)

Entrance Vestibule

'L' shaped Hallway

Lounge 13' 8" x 10' 11" (4.19m x 3.33m)

Dining Kitchen 24' 3" x 10' 0" (7.40m x 3.07m)

Bedroom 1 13' 11" x 9' 3" (4.25m x 2.84m)

Bedroom 2 9' 0" x 7' 2" (2.76m x 2.19m)

Bathroom

**Services:** Mains electricity, water and drainage. Air source heat pump providing heating to radiators and hot water wall installed in September 2025 under the Boiler Upgrade Scheme.

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

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

**Local Occupancy Clause:** This property has a Local Occupancy Clause and comes under the legislation of Section 157 of the Housing Act 1985. This is an Ex-Council property and cannot be sold as a second home or a holiday let. The criteria for prospective purchasers is at least one purchaser, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

**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 £750 – £775 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Check (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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom 1



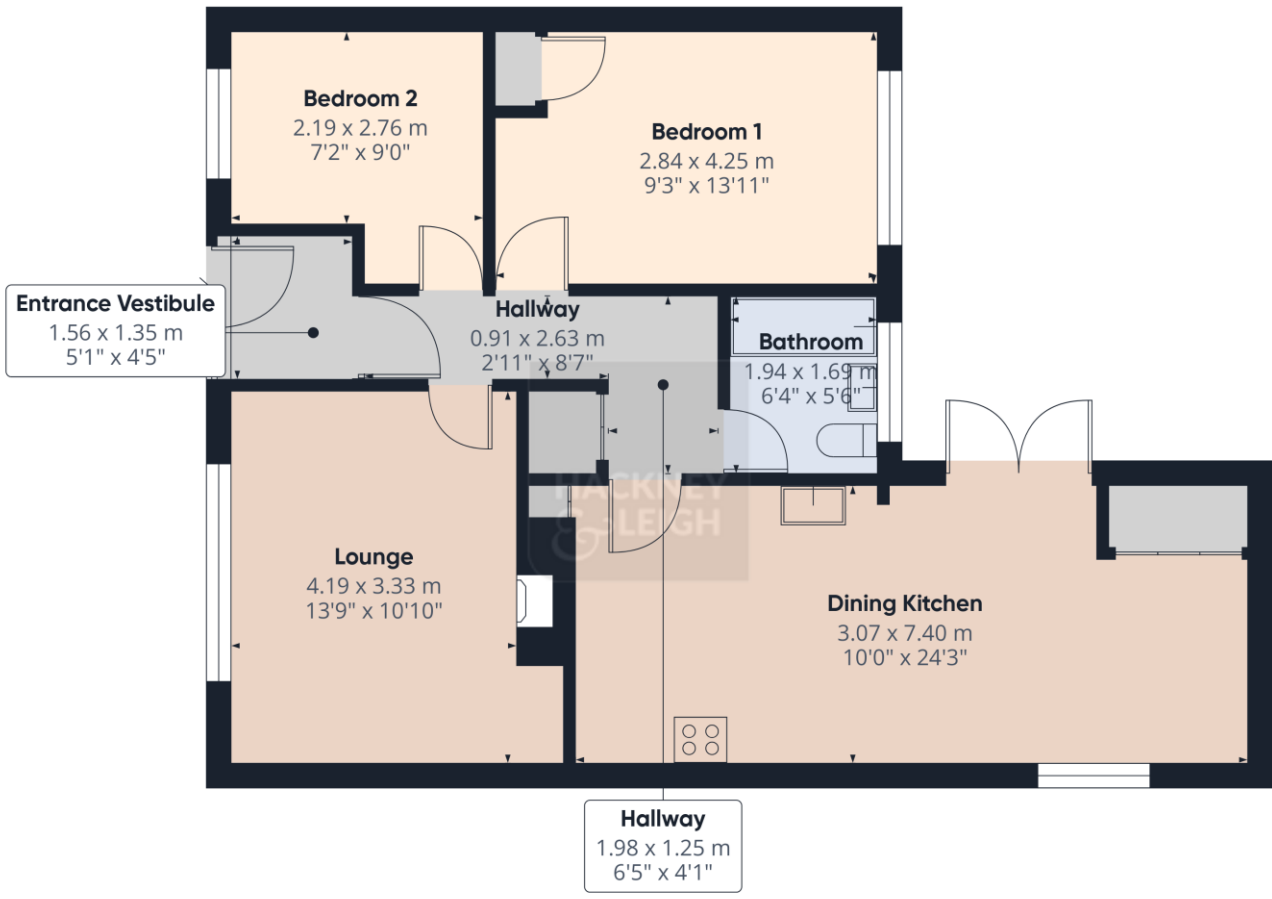
Bathroom



Rear Aspect



Front View



Approximate total area<sup>m</sup>  
68.3 m<sup>2</sup>  
735 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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