



Cartmel

£365,000

Friars Croft, Allithwaite Road, Cartmel, Grange-over-Sands, Cumbria, LA11 7SB

Recently refurbished to a high standard, this attractive chain free, 3 Bedroom Semi-Detached Family Home offers stylish, contemporary accommodation in the sought-after village of Cartmel. Well-proportioned living spaces provide a comfortable setting for family life with modern Kitchen and Bathroom fittings and 3 Bedrooms which offers flexibility for growing families, guests or home working.

Comprising:- Entrance Hall, Sitting Room, Kitchen/Diner, Rear Hall, Utility Room, Separate WC and Cloaks/Store Cupboard, 3 Bedrooms and Family Bathroom. Outside, the property benefits from an attractive Garden to the rear, new Garage and ample off-road Parking.

Ideally situated close to the local secondary school and the village's amenities.



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1



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Superfast
Broadband



Garage and
ample Parking

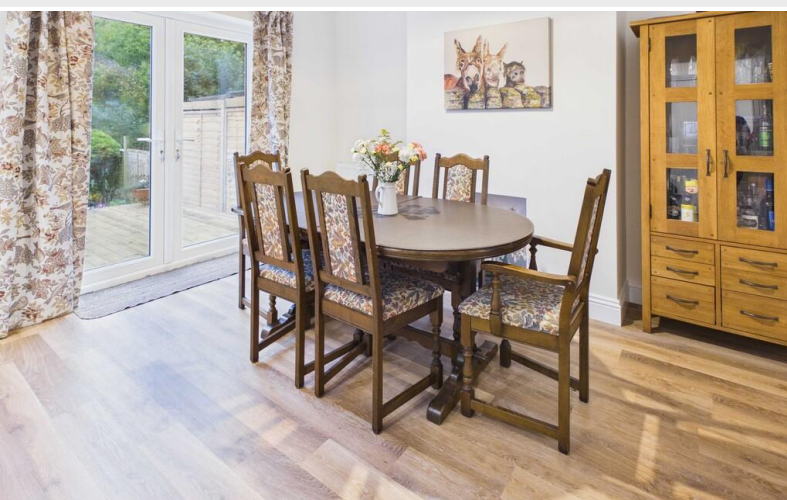
Quick Overview

- Super Semi-Detached Family Home
- Refurbished to a high standard
- 3 Bedrooms
- Lovely views towards Hampsfell
- Secondary School close-by
- Easy walk to village pubs and shops
- Attractive Rear Garden
- New Garage and off road Parking
- No upper chain
- Superfast broadband

Property Reference: G3242



Sitting Room



Dining Area



Kitchen



Bedroom 1

Recently refurbished to a high standard including re-wiring, re-plumbing, new gas central heating system, newly plastered walls throughout, installation of a 5kw wood-burning stove, some new uPVC double glazed windows, new loft ladder and insulated to 16", new Kitchen and Bathroom fittings, new Garage and new Tricell treatment plant with new pipework to the sewer system with new irrigation field.

The uPVC double door open in to the Entrance Vestibule with half glazed door and side windows in to the spacious Entrance Hall with large under-stairs cupboard and new spindled and balustraded staircase to the First Floor. The Sitting Room has a lovely bay window and recessed 5kw Eco Excel wood-burning stove on a slate hearth. The Kitchen Diner is a lovely space with double doors to the decked sitting area and Garden from the Dining Area. The 'Howdens' Kitchen is fitted with 'Sandstone' wall and base cabinets with soft closing doors and complementary worktop, splash-back tiling and incorporates the single drainer sink unit. Free-standing Kenwood Cooker with extractor over; Integrated fridge and dishwasher and inset ceiling downlights. A step down leads to the Rear Hallway with uPVC side entrance door and access to a Storage cupboard being ideal for coats and muddy boots! There is a useful Separate WC and Utility Room with fitted worktop and plumbing for washing machine and space for tumble dryer and freezer. To complete the picture there is Karndean flooring throughout the Ground Floor.

From the Entrance Hall the spindled and balustraded staircase leads to the First Floor Landing with loft hatch and pull down ladder. The loft is well insulated and has a roof-light. Bedroom 1 is a well proportioned sunny double room with a front aspect and bow window. Bedroom 2 is also a good sized double room with a rear aspect over the school fields to Hampsfell in the distance. Bedroom 3 is a single room/Office with a front aspect. The Bathroom is spacious with a 3 piece white suite comprising 'P' shaped bath with shower over and shower boarding to walls, vanity wash hand basin with tile splash back and low flush WC. Airing cupboard housing the Worcester gas central heating ,combi, boiler. Cushion floor vinyl and inset ceiling down-lights.

Outside there is a new Garage with up and over door and Parking for 3-4 cars on the gravelled driveway. To the rear is a recently laid lawn with well stocked flower borders plus decked area, being ideal for outdoor dining or an evening drink or two! Timber Garden Store and septic tank hatch.

Location Situated close to and backing on to the playing fields of the secondary school this property is a super family home and just a hop, skip and a jump from the centre of Cartmel. Cartmel is famed for Cartmel Races, Cartmel Sticky Toffee Pudding and the fine dining at L'Enclume. There are several independent gift shops and a well respected Public House or two! If travelling from Grange-Over-Sands towards Cartmel, turn left at the 'T' Junction at the bottom of Hags Lane. Follow the road passing the secondary school on the left and take the next left. Friars Croft can be found shortly on the left hand side.

What3words: <https://what3words.com/dorm.void.chestnuts>

Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hall 15' 7" x 6' 11" (4.76m x 2.12m)

Sitting Room 11' 10" x 11' 8" (3.61m x 3.58m) plus bay

Kitchen/Diner 19' 3" max x 12' 7" max (5.87m max x 3.86m max)

Rear Hall

Store Cupboard

Utility Room 8' 6" x 6' 3" (2.61m x 1.93m)

Separate WC 5' 4" x 2' 7" (1.63m x 0.81m)

First Floor

Bedroom 1 12' 0" x 12' 0" (3.67m x 3.66m)

Bedroom 2 12' 10" x 11' 1" (3.92m x 3.38m)

Bedroom 3 8' 0" x 6' 11" (2.45m x 2.12m)

Bathroom 8' 1" x 7' 10" (2.48m x 2.40m)

Garage 14' 0" x 9' 9" (4.27m x 2.97m)

Garden Store

Services: Mains water, electricity and gas. Gas central heating to radiators. Septic tank drainage - installed 2026.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

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 £1000 – £1100 per calendar month. For further information and our terms and conditions please contact the Office.

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 £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 2

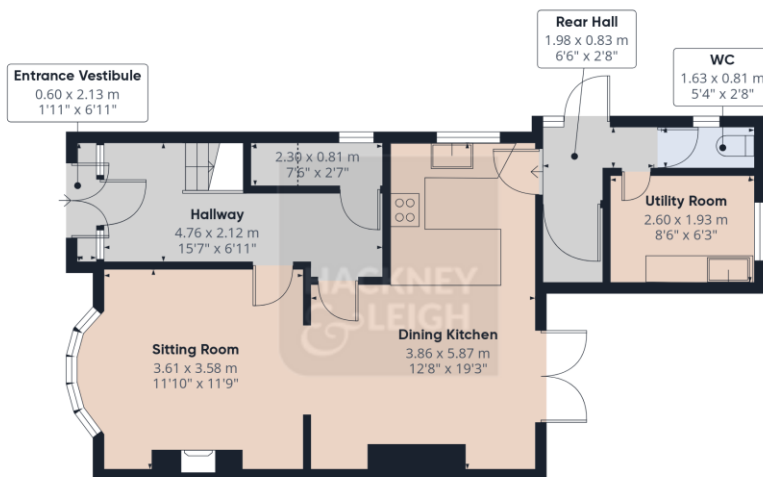


Bathroom

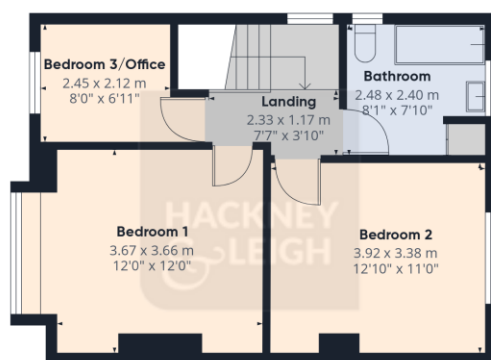


Rear Garden





Floor 0



Floor 1



Approximate total area^m

95.1 m²
1022 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

A thought from the owners - We have found this home lovely and cosy and love the location within the village.

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