



Cartmel

£300,000

2 Friars Garth, Cartmel, Grange-over-Sands, Cumbria, LA11 6PJ

A 3 Bedroom 'Mid' Terrace House situated in the popular and highly sought-after village of Cartmel. The property offers well-proportioned accommodation, off-road Parking and a Garden to the rear aspect.

Cartmel is renowned for its picturesque surroundings, historic character and excellent local amenities, including independent shops, cafés, restaurants and traditional public houses. The property may be of particular interest to those seeking a permanent home in this attractive South Lakeland location.

Comprising Entrance Hall, Living Room, Dining Room, Kitchen, Rear Hall, Separate WC and Utility cupboard; 3 Bedrooms and Bathroom to the First Floor. Outside there is a Store and covered Seating Area.

Quick Overview

Popular village location
3 Bedroom Mid Terrace Home
3 Double Bedrooms
Modern Bathroom
Low Maintenance Rear Garden
Off road Parking for 2 cars
Local Occupancy Restrictions
Junior & Senior Schools close-by
Lovely walks on the doorstep
Ultrafast Broadband



3



1



2



TBC



Ultrafast
Broadband



Parking for
2 cars

Property Reference: G3248



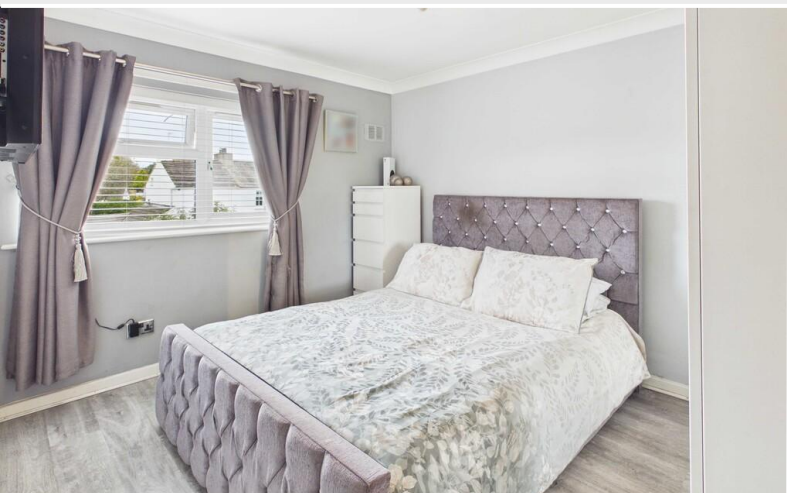
Entrance Hall



Living Room



Kitchen



Bedroom 1

The slate fronted Covered Entrance with double glazed entrance door opens in to the spacious, well presented Hallway with useful understairs storage and stairs to the First Floor. Half glazed panelled doors open in to the Living Room and Kitchen. The Living Room has a front aspect and double doors to the Dining Room which has a rear aspect. The Kitchen can be accessed from the Hallway and Dining Room and has a range of grey painted wall and base units with complementary worktop, single drainer sink unit and splash-back tiling. Built-in double oven with 4 ring gas hob over and brushed stainless steel cooker hood. Integrated fridge and dishwasher. uPVC double glazed window looking in to the rear Garden. 2 useful Pantrys with fitted shelves and half glazed double door to the Rear Hallway with access to the Utility cupboard with plumbing for a washing machine and Separate WC.

From the Entrance Hall the attractive staircase with glass panels, balustrading, inset skirting lights and part wall panelling leads to the First Floor with loft hatch. Bedrooms 1 and 3 are both double rooms with a front aspect and views towards the Priory. Bedroom 2 is also a double room with a rear aspect in to the Garden and school playing field. Boiler cupboard housing the gas central heating boiler. The Bathroom was replaced in 2024 with a white suite and brushed brass accessories and comprises bath with rainwater shower and body spray shower over, rectangular basin with vanity cupboard under and low flush WC. There is attractive tiling to walls and floor.

Outside there is a useful Store with side window, power and light. Attached to this is a Covered Canopy which is ideal for a hot tub or outdoor dining. The enclosed Garden is low maintenance with artificial grass and attractive patio areas ideal for alfresco dining or entertaining. To the front there is small lawn with neighbourly pathway and access to additional lawned area and block paved Parking Area for 2 cars.

Location:

Cartmel is a much sought after and picturesque village with amenities such as independent Shops, Public Houses, Village Store, Primary and Secondary Schools. This delightful village is well known not only for its famous Priory, its Gatehouse and the associated architecture and later buildings - not too mention the ever popular steeple chase horse racing meetings - but in more recent times Cartmel is renowned for its exceptional 'foodie' scene, including two Michelin-starred restaurants (L'Enclume and Rogan & Co), traditional coaching inns, independent boutiques, and the famous Cartmel Sticky Toffee Pudding Shop.

From Grange proceed up Grange Fell Road turning right just past the cemetery. Carry along Hags Lane dropping down into Cartmel. Friars Garth is on the left hand side just before the junction.

What3words: cultivation.imply.hacking

Accommodation (with approximate measurements)

Covered Entrance

Entrance Hall 11' 3" x 6' 5" (3.45m x 1.96m)

Living Room 14' 2" x 11' 3" (4.34m x 3.45m)

Dining Room 9' 7" x 7' 8" (2.94m x 2.36m)

Kitchen 10' 10" x 9' 8" (3.31m x 2.95m)

Rear Hallway 7' 5" x 3' 11" (2.28m x 1.21m)

Separate WC 4' 5" x 2' 6" (1.37m x 0.78m)

Utility Room 4' 6" x 4' 6" (1.39m x 1.38m)

First Floor

Bedroom 1 11' 5" x 9' 5" (3.50m x 2.88m)

Bedroom 2 13' 9" x 9' 8" (4.21m x 2.97m)

Bedroom 3 13' 2" x 8' 0" (4.03m x 2.45m)

Outside:

Bathroom 6' 11" x 5' 7" (2.12m x 1.72m)

Store/Workshop/Office 8' 0" x 6' 0" (2.46m x 1.85m)

Covered Seating Area 8' 1" x 6' 11" (2.48m x 2.12m)

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

Local Occupancy Clause: Once an offer is accepted - New buyers must get written consent from South Lakes Housing, Bridge Mills Business Centre, Stramongate, Kendal, LA9 4BD. At least one purchaser must have lived or worked in Cumbria for a continuous period of 3 years immediately prior to purchase.

Rights of Way: awaiting wording from registered title

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Conservation Area: This property is located within Cartmel Conservation Area.

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 £850 – £950 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



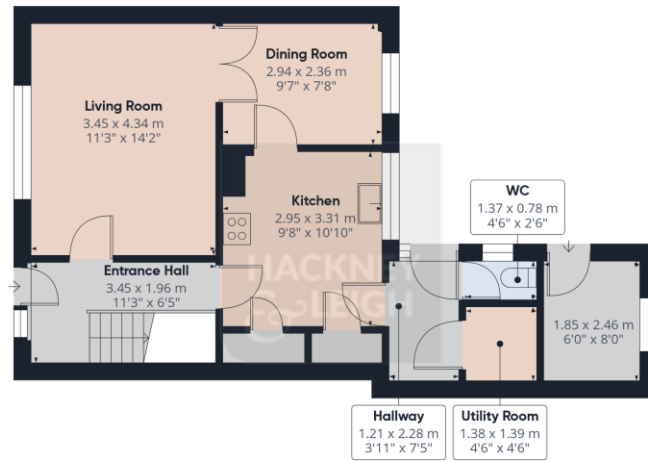
Bedroom 3



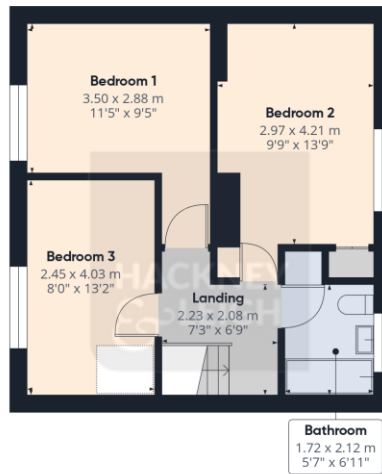
Bathroom



Rear Aspect and Garden



Floor 0



Floor 1

Approximate total area^m
91.9 m²
990 ft²

(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.

GIRAFFE360



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/10/2026.

Request a Viewing Online or Call 015395 32301