



HOME
MARKETING & MANAGEMENT

SUMMERHILL COTTAGE & THE STUDIO, CARTMEL FELL LA23 3PB

AUCTION GUIDE PRICE £1,000,000

Detached Home & Studio Annexe
5 Bedrooms in Total (4 Double)
Stunning Long Distance Views
3 Reception Rooms
4 Bath/Showers Rooms
Character Features and Charm
Off Street Parking for 4 Vehicles
Holiday Let Potential
Large Lawn & Patio Gardens
Living/Dining Area with Log Burner



AUCTION GUIDE PRICE £1,000,000

GENERAL DESCRIPTION

Summer Hill Cottage & Studio provide a unique opportunity in the Lake District, the jewel of northern England with stunning view across the valley. Combining flexibility, space and scenery in one exceptional setting and extending to approximately 2,764 sq ft, this unique property offers two self-contained homes, a large plot, parking for 4 - 5 cars, and open far reaching views across Cartmel Fell. Both Kendal and Windermere are only around 20 minutes away, and the fabulous Masons Arms pub is within walking distance offering exceptional amenities for such a rural setting.

Summer Hill Cottage is the principal residence, while Summerhill Studio sits separately across the garden as a fully self contained one bedroom property. Together, they create an appealing option for buyers seeking multigenerational living, private guest accommodation, or a lifestyle purchase with income potential.

The main house is spacious, welcoming and full of character, with accommodation centred around a large sitting room with wood burning stove, a traditional farmhouse kitchen with range cooker and pantry, formal dining room, snug and utility room. Upstairs, there are four double bedrooms, including one en suite, together with a family bathroom, creating a home that works equally well for everyday living or as a substantial country retreat.

Separate from the house, Summerhill Studio has a more contemporary feel, with vaulted ceilings, full height glazing and an open plan layout designed to make the most of the natural surroundings. It includes an integrated kitchen, living space with log burning stove, double bedroom, bathroom and a private terrace enjoying the fell views. It is a lovely standalone space with a sense of privacy all of its own.

The setting is one of the property's real strengths. Peaceful and scenic, it offers a genuine sense of escape while remaining conveniently placed for access to the wider South Lakes. Fell Foot Park, Stott Park Bobbin Mill and Newby Bridge are all nearby, while The Masons Arms and The Hare and Hounds are both approximately a mile away. For a broader range of amenities, dining and shopping, both Kendal and Windermere are within easy reach.

Please note: Summerhill Studio may only be used for residential occupation and cannot be holiday let. Summer Hill Cottage can be used as a holiday let.

TENURE
Freehold

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.