

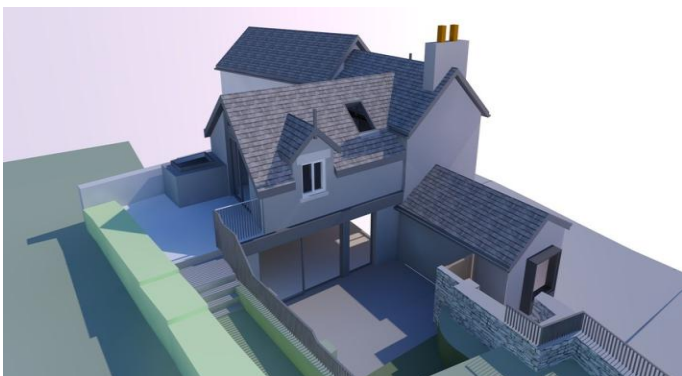
FREEHOLD



# HILL CREST, AYSIDE, GRANGE-OVER- SANDS, LA11 6HY

## FEATURES

- Lovely Cottage Property
- Charming Location To Edge Of Cartmel Valley
- Situated Within The Lake District National Park
- Planning Permission For Extension & Development
- Kitchen, Dining Hall & Lounge
- Double Bedroom, Bathroom & WC
- Some Electric Heating & UPVC DG
- Gardens, Garage & Parking
- Great Potential In a Fine Location
- Vacant With Early Viewing Invited & Recommended



Garage,  
Off Road  
Parking



Superb opportunity to purchase a traditional semi-detached cottage within this picturesque Hamlet to the edge of the beautiful Cartmel Valley. Offering a great opportunity for redevelopment and extension with the owners having achieved planning permission to create a stylish contemporary home providing an ensuite master bedroom, two further double bedrooms and an open plan family kitchen. The master bedroom will also with the new plans offer access to a rooftop terrace with views over the garden and Cartmel Fell, towards Coniston Old Man. Currently the property comprises of an entrance hall, dining hall, lounge, kitchen and utility to the ground floor with a double bedroom, bathroom and separate WC to the first floor. Externally there is an excellent area of garden to the rear, some of which is to be sacrificed for the extension, and a short distance down the road is a detached garage and further garden area. This is a perfect opportunity to create a stylish comfortable home in a superb Lake District location providing easy access to the main A590, Cartmel, Grange and the wider Lake District National Park. Early viewing is invited and recommended to appreciate the full potential on offer, with plans available.

Accessed through an open shelter porch through a PVC door with double glazed inserts opening to:

#### **ENTRANCE HALL**

Open access to kitchen and folding half glazed door to:

#### **DINING HALL**

*13' 3" x 11' 1" (4.04m x 3.38m)*

Access to lounge and stairs to first floor with uPVC double glazed window to front with deeper sill and window seat, plus feature fireplace and electric storage heater.

#### **LOUNGE**

*12' 8" x 18' 4" (3.86m x 5.59m) widest points*

Pleasant room with three uPVC double glazed windows, modern electric heater and slate tiled fireplace and hearth with open grate for a real fire. The bow window to the rear of the room looks down towards the parking area with views of Coniston Old Man and towards Newby Bridge at the Southern edge of Lake Windermere.

#### **KITCHEN**

*14' 8" x 6' 10" (4.47m x 2.08m)*

Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling. UPVC double glazed window to front looking onto the forecourt garden area. Recess and plumbing for a washing machine and space for fridge. Half glazed stable door opens to:

#### **UTILITY ROOM**

*4' 10" x 9' 4" (1.47m x 2.84m)*

Perspex roof, stainless steel sink unit and area of work surface with plumbing underneath for washing machine. Door to:

#### **PORCH**

Corrugated Perspex style roof with open access to the path and garden.

#### **FIRST FLOOR LANDING**

Open landing with uPVC double glazed window offering a view down the village and Cartmel Valley. Electric panel heater, access to built-in storage cupboards, sliding door to WC and further doors to bathroom and bedroom.

#### **BEDROOM**

*13' 3" x 11' 6" (4.04m x 3.51m)*

Double room with built-in bedroom furniture of an older style with sink unit to corner. Storage heater and uPVC double glazed window, again offering a pleasant aspect over the village.

#### **WC**

Fitted with a two-piece suite comprising of a wash hand basin and WC with concealed cistern and storage, plus an electric shaver light.

#### **BATHROOM**

Panelled bath with glazed shower screen and electric over bath shower, electric fan heater to the wall and access point to the loft. Extractor fan, uPVC double glazed tilt and turn window looking to the rear garden and countryside beyond, plus factory insulated hot water storage tank with immersion heater.

## EXTERIOR

To the front of the property there is pleasant forecourt border garden including gravel area suitable for a bench, which looks down the village and Cartmel Valley beyond. To the rear there is a pleasant, enclosed garden area offering super potential with a lower garden area. This has a water feature and access to the side, which leads to an upper area grass with an aluminium framed greenhouse and beautiful views towards the Lakeland Hills. Complete with a pathway with gated access to the end of the property, and through the gate there is a further area of land with borders, shrubs and bushes.

## GARAGE

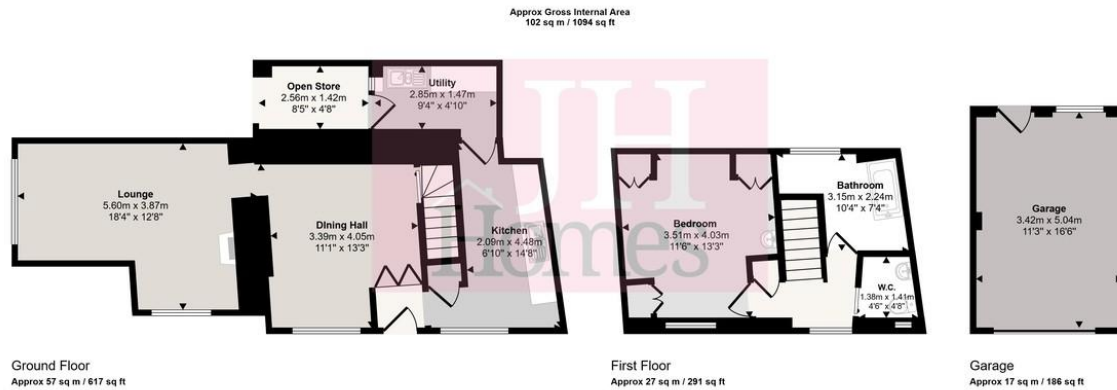
16' 6" x 11' 3" (5.03m x 3.43m)

Situated a short distance down the road, it offers an excellent building with electric light and power points, loft storage area, up and over door, windows to the side and rear and a door opening to the rear garden area. Offering valuable parking/workshop area and storage space.

## PARKING/LOWER GARDEN

To the side of the garage is a parking area offering space for a several vehicles with a lower garden area behind. There is also a lean-to store and steps leading down to the lower garden, which has a garden storage shed and a patch of ground offering great potential for creating a floral or vegetable garden space.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 360.

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

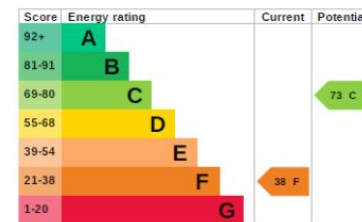
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric and water are all connected

PLEASE NOTE: Planning permission has been granted for a 1.5 storey extension and development to provide three bedrooms, including the master bedroom with ensuite, dormer window and access to a rooftop terrace.

#### DIRECTIONS:

From Newby Bridge on the A590 heading towards Kendal, pass the Shell garage and then join the dual carriageway. Take the first turn on the left signed to High Newton and Ayside. Turn left again and follow the road under the bypass, at the junction turn left and proceed a short distance into Ayside, the property is on the left with the garage and parking on the right. It can also be found by using What3Words reference <https://w3w.co/snowboard.articulated.amends>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

