

Aynsome Lane

£170,000

Old Well, 20 Aynsome Manor Park, Aynsome Lane, Cartmel, Grange-over-Sands, Cumbria, LA11 6HH

'Old Well' is the perfect, tranquil countryside retreat within this much sought after, intimate, immaculately maintained, peaceful lodge park and occupies a super position overlooking one of the pretty park ponds, additionally it enjoys a high level of privacy. Just a stones throw away and within walking distance of the highly regarded village of Cartmel on the edge of the Lake District National Park, this lovely property provides the perfect blend of tranquillity and accessibility.

Available 12 months of the year, this well kept lodge is approximately 25 years old with timber windows, largely double glazed and will appeal to those seeking a relaxing, well placed holiday home or a holiday let opportunity.

Quick Overview

- Sought after small & peaceful lodge park
- Within walking distance to Cartmel
- On the edge of the Lake District National Park
- Lovely outlook
- Modern Bathroom
- Garden & Decked Balcony
- 2 Double Bedrooms
- Super timber lodge
- No upper chain
- Standard Broadband

Property Reference: G3030

2 | 1 | 1 | *Standard* | *Parking for 2*



Lounge



Lounge



Dining Area to Lounge



Kitchen

What a lovely thought, your very own place in this beautiful part of the world. These Lodges always prove popular and once you visit it will be very apparent why - this park is delightful. 'Old Well' is a super, neatly presented timber Lodge filled with lots of love, has a spacious airy feeling and charming views from all angles!

The glazed side door opens in to the spacious, Open Plan Living Area which enjoys a triple aspect. Feature small 'box bay' windows to 2 sides, glazed French doors with glass above lead to the decked Balcony and an additional side window. The ceiling has exposed beams and there is a lovely, plush grey carpet! The fireplace houses the electric stove and there is ample space for living and dining furniture alike. The Kitchen is bijou but perfectly formed and equipped to cook up a storm. With mid/dark wood cabinets and stainless steel sink. Electric oven and hob and space for fridge freezer. Cupboard housing the hot water cylinder.

The 2 double Bedrooms are positioned to the rear, both with pleasing views and fitted wardrobes. The modern Bathroom was replaced in 2017 and has a lovely white suite comprising bath with shower over and folding screen, WC and wash hand basin on a black cabinet.

Outside is just a lovely! A spacious decked 'Balcony' runs around the Living/Dining area and provides ample space for outdoor furniture. There are charming views from all angles and it is a wonderful inviting spot to relax, unwind and enjoy your surrounding. The lodge is surrounded by lush greenery and small well kept lawned areas to 2 sides with pretty, established rockery plantings. Private parking for 2 vehicles.

Some furnishings may be available by separate negotiation.

Location Aynsome Manor Park is highly regarded and sought after with the delightful village of Cartmel within walking distance. The park is peaceful and quiet and beautifully maintained with an attractive central pond complete with ducks, rumoured to have been the fishing pond for the monks from Cartmel Priory! The incredibly popular and picturesque medieval village of Cartmel is a 10 minute walk or short drive away and boasts the stunning 12th Century Priory and Gatehouse, famous exclusive eatery L'Enclume, Pubs/Restaurants, Steeplechase race meetings and of course the famous sticky toffee pudding! The delights and attractions of the Lake District National Park with the foot of Lake Windermere are a short drive away and the M6 Motorway is 'approx' 20 minute drive away.

To reach the property, proceed out of the village in the direction of Newby Bridge. Take the first left (signposted Aynsome), follow the road past the Aynsome Manor Hotel and take the 2nd right through the North gate into Aynsome Manor Park. 'Old Well' can be found shortly, after the ornamental pond on the right hand side.

What3words - https://what3words.com/ulterior.sample.amplifier

Accommodation (with approximate measurements)

Open Plan Living/Dining/Kitchen 19' 6" max x 17' 9" max (5.94m max x 5.41m max)
Decked Balcony 21' 1" x 6' 5" (6.45m x 1.98m)
Bedroom 1 11' 10" max x 9' 6" (3.61m max x 2.9m)
Bedroom 2 9' 6" x 8' 2" (2.9m x 2.49m)
Bathroom

Services: Mains water and electricity. Electric radiators. Shared septic tank drainage.

Energy Performance Certificate: Please note: this property is exempt from needing an EPC

Tenure: Leasehold. Vacant possession upon completion. No upper chain.

Service Charge: The Service Charge for 2025/2026 is £2260 per annum which included maintenance of the communal areas, council tax, lighting, provision of the handyman/caretaker. In addition the property owners make an annual contribution to a sinking fund for major repairs for 2025/2026 this contribution is £175.

Note: The property can be used 52 weeks of the year. The owner/occupier cannot use the accommodation as sole or main place of residence, which must be in place elsewhere and being used as such.

The residents and guests also have full use of a 'field' (attached to the Park) which is perfect for picnicking, dog walking and outdoor games perhaps!

Holiday Let Potential: Holiday Letting is permissable although the current owners have chosen not to do so.

Viewings: Strictly by appointment with Hackney & Leigh.

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).



Balcony



View



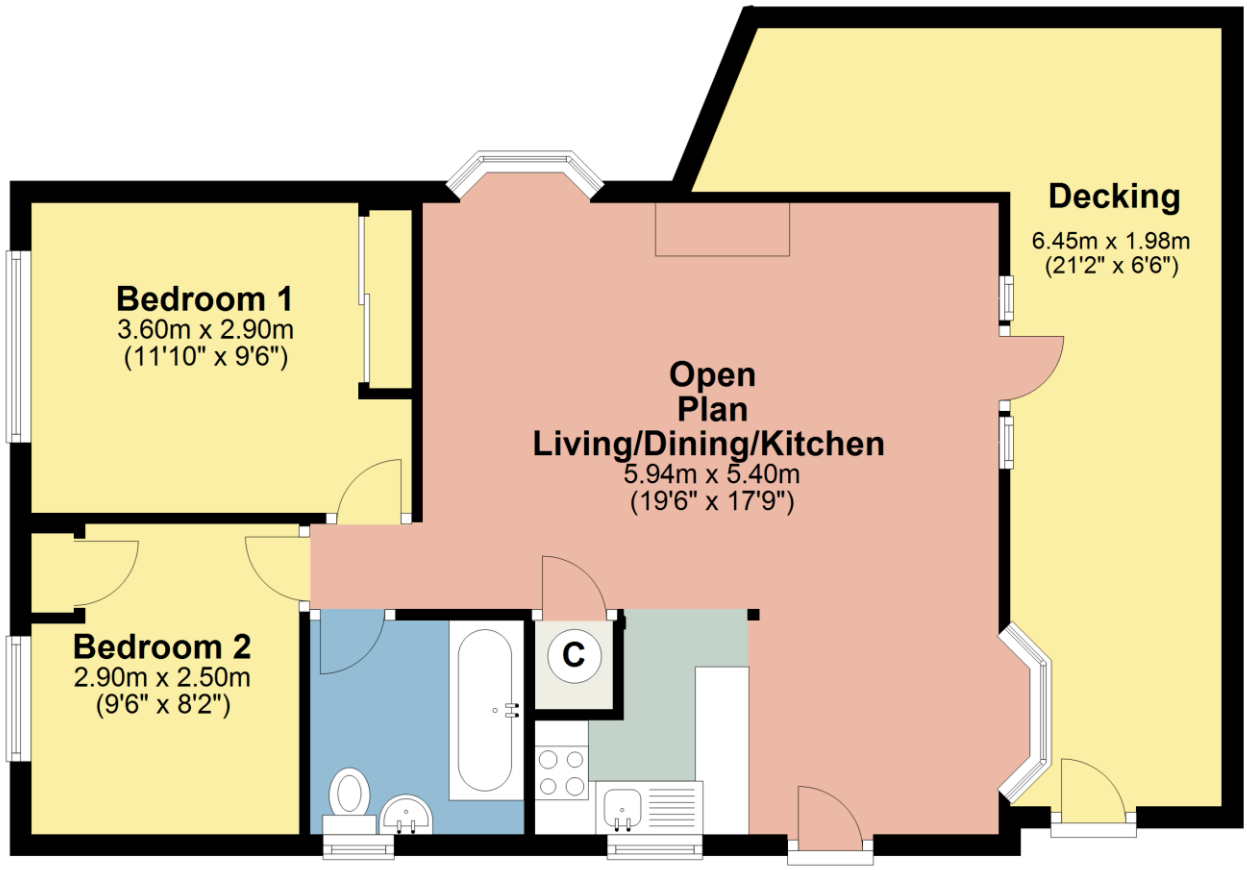
Bedroom 1



Bathroom

Ground Floor

Approx. 73.3 sq. metres (788.7 sq. feet)



Total area: approx. 73.3 sq. metres (788.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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