



## **Maria B Evans Estate Agents Limited**

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**Cartmel, Station Road, Little Hoole, PR4 5LE**

**Offers in the region of £550,000**



- Charming, detached true bungalow within a 0.42 acre plot
- Quiet location with open fields to the front and rear
- Spacious living-dining room with glazed patio doors to the rear
- Well-appointed kitchen with adjacent utility
- Three, good-sized double bedrooms with integral wardrobes
- Serviced by a three-piece shower room and separate w.c.
- Detached single garage with power and light
- Generously sized, south-facing rear garden with feature pond
- Garden to the front laid to the lawn with adjacent gravelled drive
- Providing parking for four vehicles
- Conveniently close to local amenities, restaurants and schools

Welcome to Cartmel, a true bungalow positioned within a generous and private plot amounting to 0.42 acres. This detached home offers well-proportioned living spaces comprising of a living-dining room, kitchen with adjacent utility, three good-sized bedrooms, a three-piece shower room and w.c. Externally, the property boasts substantial gardens to the front and rear providing ample parking, ideal spots for soaking up the sunshine and a detached single garage with power and light.

### **Welcome in...**

An inviting open porch, complete with overhead lighting, and a uPVC front door with opaque glazed insets welcomes you into the entrance hallway of the property. This spacious area features two pendant lights, a radiator, airing cupboard, and a cloak cupboard ideal for storing coats and shoes.



### **The living spaces...**

Positioned to the rear, the kitchen is fitted with an extensive range of white wall and base units, complemented by light wood-effect worktops and a tiled splashback. It includes a one-and-a-half stainless-steel sink unit with etched drainer to the side set beneath a rear-facing window. The kitchen also offers space for a dishwasher, cooker, and refrigerator. A fluorescent strip light illuminates from above, while a radiator to the side ensures warmth. There is ample room for casual dining, and a feature hatch connects the kitchen to the dining area.



Conveniently adjacent to the kitchen, the utility is equipped with additional wall and base units, a combination of linoleum and tiled flooring, and houses the boiler. It also provides plumbing for a washing machine, space for a tumble dryer, a pendant light,

loft access, and an external door with an etched glazed inset alongside a rear-facing window.



To the front of the property, the main living accommodation begins with the formal dining area, enhanced by a front-facing window and pendant light, before flowing into the living room. This space benefits from a large picture window to the front and glazed sliding patio doors to the rear, flooding the room with natural light and offering peaceful views of both gardens. A slate-effect feature wall with space for an open fire creates a focal point complemented by a display alcove and shelving, whilst a television point, radiator, two pendant lights, and additional wall lighting complete the room.



### **Grounded in comfort...**

As a true bungalow, the property benefits from well-proportioned, easily accessible ground-floor bedrooms, thoughtfully situated on the opposite side of the home. The principal bedroom is positioned to the front, enjoying a pleasant outlook via a large picture window and is complete with a pendant light and radiator. Generous in size, an integrated double wardrobe offers ample space for bedroom furnishings.



Bedroom two is another spacious double, featuring two fitted double wardrobes flanking a central vanity desk with additional overhead storage, as well as an integral single wardrobe. The room is finished with a rear-facing window and pendant lighting.



The third bedroom is also a comfortable double, benefiting from a side-facing window, built-in double wardrobes, a pendant light, and radiator.



These bedrooms are served by a contemporary three-piece shower room, comprising a walk-in double shower with monsoon shower head, additional hand shower and glazed screen, alongside a pedestal wash hand basin and close-coupled w.c. The room also features a traditional-style heated towel rail, opaque window, pendant lighting, and is fully tiled in a stylish marble-effect finish.

In addition to the shower room, a separate cloakroom is fitted with a close-coupled w.c., pedestal wash hand basin, opaque window and pendant light.



## Where the garden grows...

The generous, south-facing rear garden enjoys sun-soaked areas with a high degree of privacy having mature hedged borders and open fields beyond the rear boundary. It begins with a crazy-paved patio sheltered by an overhang to create a shaded, inviting spot ideal for al fresco dining. The paving continues across the rear elevation and along the side of the property, where a convenient outdoor water tap is also located.



The remainder of the garden is mainly laid to lawn, thoughtfully maintained and well-established, offering seasonal interest with features such as scattered bluebells, rose bushes and mature trees. Strong hedging one side while a low fence to the other preserves an open feeling to the garden. A feature pond adds further character.



A shale pathway leads to the side of the garden, where a greenhouse is tucked behind the detached, brick-built single garage. The garage is equipped with a timber door to the side, roll top door to the front, as well as power, lighting, and windows.

To the front, the property offers a gravel driveway providing off-road parking for up to four vehicles, complemented by a lawned area with rockery planting. The front aspect also enjoys open views, with fields stretching beyond.



### **Round and about...**

Set within an enviable location, this property enjoys a quiet and semi-rural setting surrounded by open fields yet remaining conveniently close to a range of everyday amenities.

A local SPAR is just a couple of minutes away for everyday essentials, while popular nearby dining spots such as Ego at The Fox Cub, Lang's and Tootsie's Ice Cream Parlour provide excellent options for a bite to eat.

A wider range of shopping, leisure and transport links is available in the city of Preston, reached via the A59 which also links directly to Southport and then onward towards Liverpool. As well as offering convenient access to the M6 motorway for travel further afield.

The area is well served for families, with Little Hoole Primary School and New Longton Church of England Primary School both easily accessible.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is South Ribble Borough Council**

**The EPC rating is E**

**The Council Tax Band is E**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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