

FREEHOLD



THE DELL, LOW ROW, CARK IN CARTMEL, GRANGE-OVER-SANDS, LA11 7PD

£400,000

FEATURES

- Superb Detached Split Level Home
- Fantastic Presentation Throughout
- Three Good Bedrooms
- Lovely Fitted Kitchen/Diner
- Stylish Glass Roofed Conservatory
- Spacious Lounge With Pleasant Outlooks
- Under House Garage/Utility
- Popular Village Location With Pub & Amenities
- Attractive Easier Maintained Gardens
- Beautiful Home Perfect For A Range Of Buyers



The property offers a stunning and extremely well-presented modern home situated in a quiet backwater to the edge of the village of Cark-in-Cartmel. This beautifully presented property will be appreciated upon inspection and offers stylish accommodation with uPVC double glazing and gas fired central heating system. The accommodation comprises of an entrance hall, lounge, dining/kitchen, conservatory, three good bedrooms (two double and one single) and a modern bathroom. There are pleasant gardens with rear patio seating and a lovely garden room with deck to the side. Further benefits from off road parking and an under-house garage with utility space and WC. The property is positioned to offer easy access to Cark and its amenities including a pub, shop and railway station, with walks from the front door and offers a great base for exploring the Cartmel Valley, Grange over Sands and the Southern Lake District, as well as being within commuting distance to Barrow-in-Furness and Ulverston. A superb home suited to a range of buyers with early viewing both invited and recommended.

This excellent property is accessed through a feature composite double glazed door with leaded central pane and windows to either side. Opening into:

ENTRANCE HALL

Lovely welcoming space with a wood grain engineered style flooring and a modern grey column radiator. Modern wooden internal doors lead to the three bedrooms and bathroom, and there is also access to the loft with a drop-down hatch and ladder, with the loft being partially boarded for storage. From the entrance hall, a short flight of steps lead to:

LOUNGE

12' 2" x 16' 7" (0m x 5.05m) max

Beautifully presented with two uPVC double glazed windows to the front, both with fitted wooden blinds and offering a lovely aspect towards Cark House and the surrounding countryside. To the corner of the room there is an attractive fireplace feature with wooden mantel shelf and flagged hearth, plus an

electric log flame effect stove feature. The room has engineered style wooden flooring, a grey modern panel radiator, coving to the ceiling and attractive light decor. There are ample power sockets, including sockets with USB charger points. Modern wooden door gives access to:

KITCHEN/DINER

9' 10" x 17' 2" (3m x 5.23m)

Fitted with a range of base, wall and drawer units with slate shaded worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling, in front of uPVC window. The work surface extends to an island dividing the kitchen with the dining area. There is also a built-in fridge/freezer, a double oven and grill, built in dishwasher and laminate tile effect flooring, with carpet to the dining area, which offers space for a dining table and has a column radiator in grey with inset lights to the ceiling. Connecting door to:

CONSERVATORY

8' 7" x 16' 1" (2.62m x 4.9m)

Recently added and is of PVC double glazed construction with a glass pitched roof, wood grain effect flooring and white painted walls with wall light points and power socket. There is a sliding patio door to the side which opens to the rear patio garden. A great room extending the natural living space and is a lovely compliment to this excellent property.

BEDROOM

9' 10" x 13' 11" (3m x 4.24m)

Attractively presented double bedroom with modern decor and a range of built in bedroom furniture comprising of two double wardrobes, bedside units and bridging units over the bed. There is a uPVC double glazed window to the side with a fitted blind and curtains, having a pleasant aspect to the side garden and beyond, with glimpses of the river Eae beyond. Complete with a radiator and ample power sockets.

BEDROOM

12' 2" x 9' 9" (3.71m x 2.99m)

Excellent double room with a dual aspect, having two uPVC double glazed windows, both with fitted blinds and curtains, to the front and side. The front window offers a pleasant aspect towards Cark House and the side window again offering an aspect down the lane and to the river beyond. The room is of good proportions, has pleasant light decor, a radiator, power sockets and a ceiling light point.

BEDROOM

9' 6" x 5' 11" (2.9m x 1.8m) max

A pleasant single bedroom that is currently utilised as a study. It is well presented with light décor, a radiator and has a uPVC double glazed window to the front with fitted blind and curtains.

BATHROOM

Modern bathroom fitted with a three-piece suite in white comprising of a vanity unit with a high gloss light grey decor panel, chrome handles and white surfacing, a concealed cistern and push button flush for the WC, and a wash hand basin with mixer tap; above which is a double fronted bathroom cabinet with lighting. To the far side is a Spa bath with mixer tap and over bath shower with a flexi track spray and shower curtain pole. The bathroom has a wood grain effect vinyl flooring, chrome ladder style towel radiator, inset lights to the ceiling and tiling to the walls. Complete with an extractor fan, and to the side is a door opening to an excellent airing





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cupboard with shelving, and offers a useful storage space.

EXTERIOR

The property has a brick sett drive, with the entry shared with the neighbouring property. The drive offers parking and access to the under-house garage, and to the left is gated access to the front garden with steps up to the front door. The front garden has lawned areas with mature shrubs and bushes, with a path leading to the side garden. From the side driveway there is a set of steps with metal painted handrails leading to a gate accessing the upper patio. The upper patio is flagged and makes a lovely seating area with mature borders along the perimeter, with a stone wall behind, and are well stocked with shrubs and bushes. This leads to the side garden where there is an excellent garden room with composite deck in front, which is well presented with electric light and power points. This offers a pleasant outdoor seating/entertaining space looking to the side garden which is laid to lawn with mature shrubs and bushes. An attractive garden that complements this lovely home.



GARAGE

17' 4" x 15' 8" (5.28m x 4.78m) max
Double width electric roller door and a PVC double glazed door to the side. There is recess and plumbing for a washing machine, wall mounted gas boiler for the central heating and hot water systems, and overall making an excellent parking, workshop and storage area.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

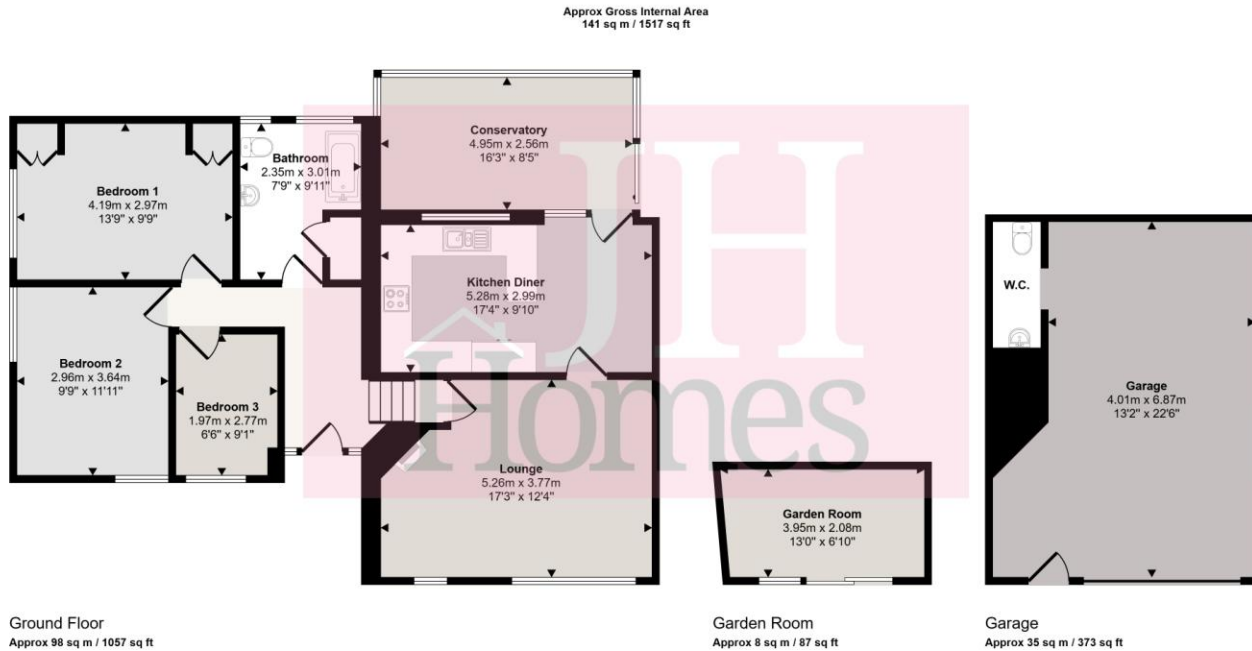
SERVICES: Mains drainage, gas, electric, water are all connected, plus solar panels

DIRECTIONS:

On entering Cark from the Holker Hall direction, drop down the hill and with the Engine Inn Public House on the right, turn immediately right and follow the narrow road. With the river and cottages on the right, turn over the bridge and the property is the last on the right.

It can also be found by using the following "What Three Words"

<https://what3words.com/factor.nutty.snapper>



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 Snappy 360.

EPC TO FOLLOW



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.