

# Cartmel

£320,000

The Shippon @ Wells House, Cartmel, Grange-over-Sands, Cumbria, LA11 6PN

A beautifully presented, chain free, characterful 2 Bedroom former Shippon, thoughtfully styled throughout to offer a superb home for its new owners. Located within the heart of the highly sought-after and historic village of Cartmel, this charming property effortlessly blends period features with modern comfort, making it an ideal retreat or low-maintenance permanent residence in a truly picturesque setting.

Comprising Entrance Hall, Open Plan Living Area and modern Kitchen with integrated appliances, 2 Double Bedrooms and Shower Room. Garden Area and 2 Parking Spaces.

## Quick Overview

Main residence or Lock up Leave Property
Sought after picturesque Village
2 Bedroom Shippon
Well appointed accommodation
Garden and 2 Parking spaces
Popular Village Location
Walks on the doorstep
No Upper Chain
Superfast Broadband

Property Reference: G3214

| 2 | 1 | 1 | EPC C | Superfast Broadband | 1 Parking Space |
|---|---|---|---|---|---|



Open Plan Living Area/Kitchen



Open Plan Living Area/Kitchen



Open Plan Living Area/Kitchen



Bedroom 1

This superb, individual property has recently been refurbished and decorated throughout. Discreetly located within Cartmel Lodge Park just off the centre of the famous and picturesque village of Cartmel which is hugely popular and boasting many delights including the stunning 12th Century Priory and gatehouse, the steeplechase race meetings - 'Cartmel Races', award winning eateries including L'Enclume, Public Houses and of course sticky toffee pudding!

This delightful home has underfloor heating and individual room thermostats throughout. uPVC double glazed windows and engineered 'Oak' flooring to all rooms apart from the Shower Room.

The uPVC double glazed door with side window opens in to the spacious Entrance Hall with large cloaks cupboard ideal for coats and muddy boots and houses the wall mounted gas central heating boiler. The Open Plan Living Area is a generous space with pitched ceiling and striking 'A' frame oak beams and Velux roof-light. The Kitchen Area has an attractive range of Cashmere high gloss wall and base cabinets with attractive work-surface and inset single drainer stainless steel sink unit with splash back tiling. Built-in electric oven and 4 burner gas hob with cooker hood over. Integrated washing machine, fridge and freezer.

Both Bedrooms are doubles with pitched ceilings and beams. The Shower Room is a spacious room with pitched ceiling and exposed beam and comprises double shower enclosure, pedestal wash hand basin and low flush WC. Tiled floor, heated ladder style radiators, extractor fan and shaver light.

Externally there is a small Garden Area with lawn to the sideand Parking for 1 car. The Garden Area directly behind the property does not belong to The Shippon.

Location: Cartmel Lodge Park is within an easy commute to the delights and attractions of the inner Lake District - the foot of Lake Windermere a mere 20 minutes by car and a similar distance from Junction 36 of the M6 motorway.

Upon reaching Cartmel Village keeping the secondary school on the left, take the first right and Cartmel Lodge Park is approx 150 yards on the left. Passing through the barrier keep right and The Shippon is shortly on the right hand side.

https://what3words.com/likely.lamplight.direction

Accommodation (with approximate measurements)

Entrance Hall 8' 11" x 8' 7" (2.73m x 2.62m)
Open Plan Living Area with Kitchen 17' 11" x 11' 11" (5.47m x 3.64m)
Bedroom 1 12' 5" x 8' 8" (3.81m x 2.66m)
Bedroom 2 10' 9" x 8' 11" (3.30m x 2.72m)
Shower Room 8' 8" x 6' 3" (2.65m x 1.92m)

Request a Viewing Online or Call 015395 32301

Services: Mains water, electricity, gas and drainage. Underfloor heating.

Tenure: Freehold. Vacant possession upon completion.

Unregistered Property: We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

Note: There is a telegraph pole directly in front of the The Shippon has a right access through Cartmel Lodge Park to the property.
There is a telegraph pole to the front of the property.
Access must be provided at all times to the owner of 'The Orchard' via the 5 bar gate.

Council Tax: Band C. Westmorland and Furness Council.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewing: Strictly by appointment with Hackney & Leigh.

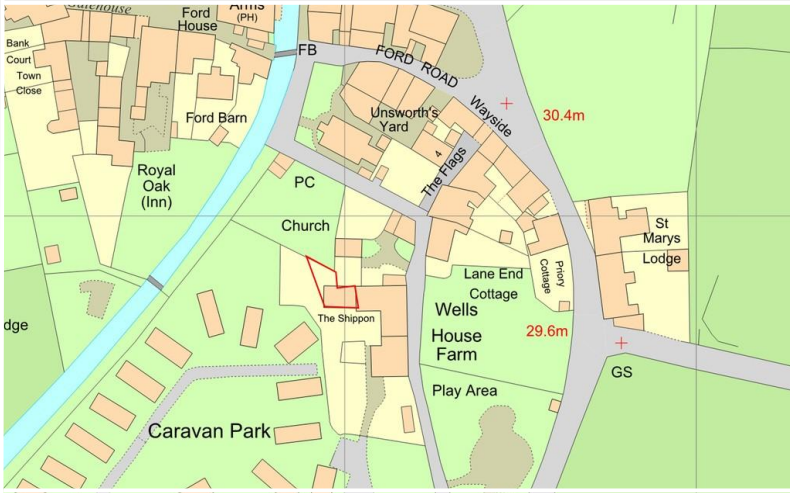
Anti Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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).



Bedroom 2



Shower Room




Ordnance Survey Ref: 01288041



View towards Cartmel Priory Church




HACKNEY & LEIGH

**Approximate total area**(1)

50.8 m²

547 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 15/07/2026.

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