



Newton In Cartmel

£320,000

Horse & Farrier Cottage, 1 High House, Newton In Cartmel,
Grange-over-Sands, Cumbria, LA11 6JQ

A wonderful 2/3 Bedroom End Terrace Cottage, arranged over 3 floors and brimming with character and charm. The property has been completely refurbished over the last decade by the current owners to a very high standard, blending period features with modern comfort and style.

Located within a small, peaceful hamlet in the Lake District National Park, the setting offers tranquillity and a true sense of escape, whilst remaining within easy reach of local amenities and the wider countryside.

Externally, the property benefits from off-road Parking and a low-maintenance sunny Garden, ideal for those seeking a manageable outdoor space without compromising on location or lifestyle.

Comprising Sitting Room, Dining Room and Kitchen on the Ground Floor. 2 spacious double Bedrooms and 4 piece Bathroom on the First Floor. Attic Bedroom 3/Office on the Second Floor: Outside there is a very useful Utility/Store Room, Garden and Parking Space.



3



1



2



TBC



Superfast
Broadband -
Openreach



1 Parking
Space

Quick Overview

Located in the LDNP

Wealth of Character

End Terraced Cottage - 2/3 Bedrooms

Completely refurbished

Beautifully presented to a high standard

Country walks on the doorstep

Off Road Parking

Sunny Garden Area to the rear

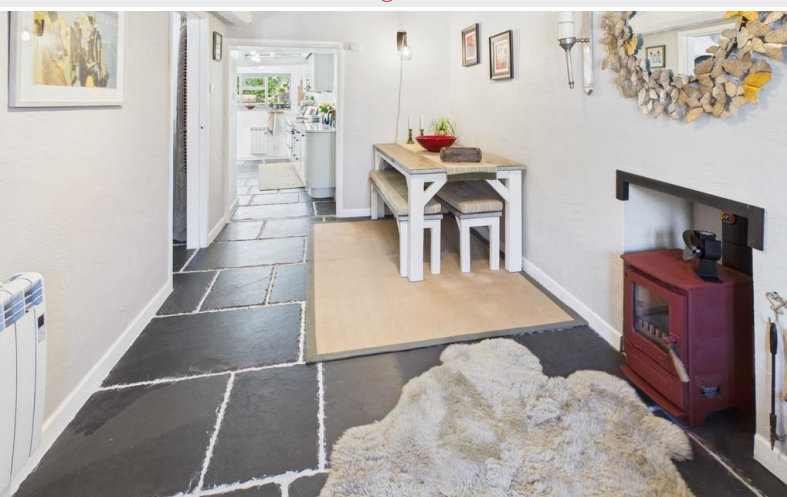
Michelin-starred Public House close-by

Superfast Broadband - Openreach

Property Reference: G3238



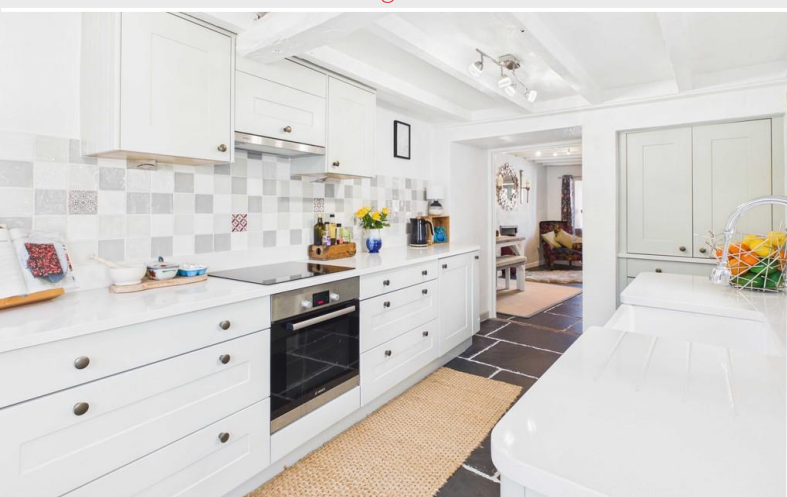
Sitting Room



Dining Room



Sitting Room



Kitchen

Completely refurbished by the current owners to a very high standard over the last 10 years, including new Kitchen, Bathroom, Store Room, roof, Rointe electric heaters, 2 wood burning stoves, new windows, new internal and external doors throughout and underfloor heating to Sitting Room.

Two steps lead to the composite double glazed Entrance Door which opens in to the Entrance Vestibule and Sitting Room. This is a lovely comfortable room with feature stone fireplace with slate hearth and wood-burning stove (new 2024). Lakeland slate floor with under-floor heating, white painted beams and uPVC double glazed window with deep display cill. Useful under-stairs storage cupboard and door-way to the Dining Room with continuation of the Lakeland slate floor, recessed multi-fuel stove, Rointe electric wall heater and uPVC double glazed window with deep display cill. A square arch leads you in to the beautiful light and bright modern Kitchen comprising light green wall and base cabinets with curved edges, soft closing doors and drawers, silestone work-surface and up-stands, part tiled walls and Rangemaster Belfast style sink with flexi tap. A range of Bosch appliances including electric oven, hob, cooker hood and integrated fridge and dishwasher. Recessed Pantry cupboard with drawers under, Lakeland slate floor, white painted beams, Rointe wall heater and stable type rear entrance door.

From the Sitting Room a half glazed 'oak' door leads to the return staircase with window on the Half Landing. The 2 double Bedrooms on the First Floor are well proportioned rooms, Bedroom 1 has a recessed wardrobe and some country views over neighbouring properties. Bedroom 2 has some white painted beams and country views between neighbouring properties. The Bathroom has a lovely contemporary feel and a 4 piece white/cashmere suite comprising free-standing Albion claw foot bath with free-standing antique style shower/taps, rectangular basin with cashmere cupboard under, low flush WC and corner shower enclosure with Triton shower over. Pitched ceiling, Velux roof-light, side window, ladder style radiator and inset ceiling down-lights.

From the First Floor Landing a further stair leads to the Second Floor Attic Bedroom/Office with pitched ceiling, white painted beams and 2 Velux double glazed windows providing a dual aspect, 1 with lovely views between houses towards the Lakeland Fells in the distance. Rointe electric wall heater.

To the rear of the property there is a very useful Rear Yard area with access to the Utility/Store Room with space for tumble drier and freezer and ample shelved storage. From the Rear Yard 6 steps lead up to the lovely paved Patio Area with walled and fenced boundaries and raised flower borders stocked with a variety of flowering plants. This lovely low



Sitting Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3/Office

maintenance area is ideal for al-fresco dining or morning coffee! Across the road from the property there is a designated Parking space for 1 car with ample space for bin storage and wood store.

Location (Newton-in-Cartmel) or High Newton is a small, friendly village just off the A590 within the Lake District National Park. The village was by-passed in 2008 enabling its return to a peaceful village at the head of the Cartmel Valley. If approaching from Grange take the first left off the A590 by-pass, at the first 'T' Junction turn right, then second left. After passing WRS Antiques take the fourth left into the village. Horse & Farrier Cottage can be found shortly on the left hand side.

Situated within the Lake District National Park, on a bus route and approximately 2½ miles from the foot of Windermere Lake at Newby Bridge and with the M6 some 20 minutes easy drive away. The small town of Grange over Sands and Cartmel village are both close-by with the larger towns of Kendal and Ulverston approx a 20 minute drive away. All the attractions that the Lake District has to offer are within easy reach.

What3words:

<https://what3words.com/geese.relatives.ketchup>

Accommodation (with approximate measurements)

Entrance Vestibule 4' 5" x 4' 0" (1.35m x 1.23m)

Sitting Room 16' 2" x 15' 8" (4.93m x 4.79m)

Dining Room 16' 2" x 8' 5" (4.93m x 2.58m)

Kitchen 12' 8" x 8' 4" (3.88m x 2.55m)

First Floor

Bedroom 1 13' 6" x 11' 5" (4.14m x 3.50m)

Bedroom 2 12' 8" x 10' 2" (3.88m x 3.10m)

Bathroom 13' 2" x 9' 3" (4.03m x 2.84m) with some limited head height

Second Floor

Attic Bedroom/Office 13' 6" x 12' 7" (4.12m x 3.85m)

Outside

Utility/Store 9' 3" x 5' 1" (2.82m x 1.57m)

Services: Mains water, electricity and drainage. Rointe electric wall heaters.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

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



Bedroom 1



Bedroom 2



View from Bedroom 3/Office



Patio Area



Patio Area

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1100 – £1200 per calendar month. For further information and our terms and conditions please contact the Office.

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).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.

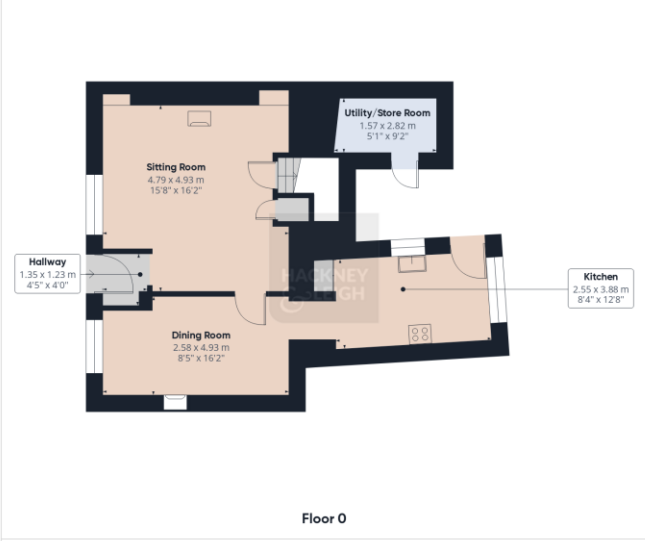
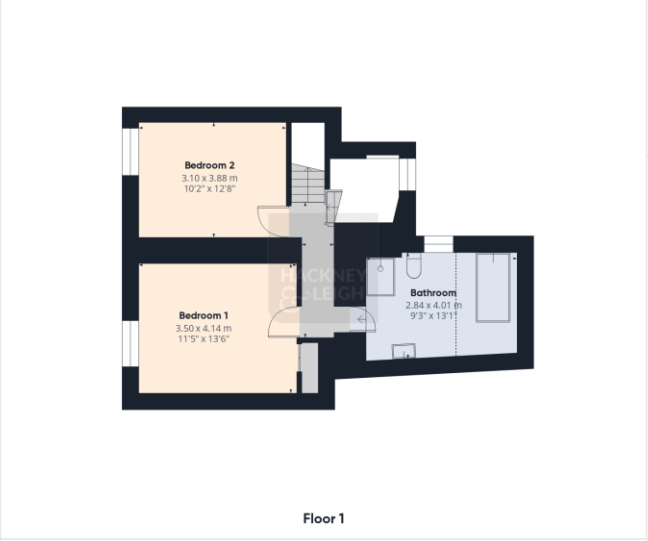
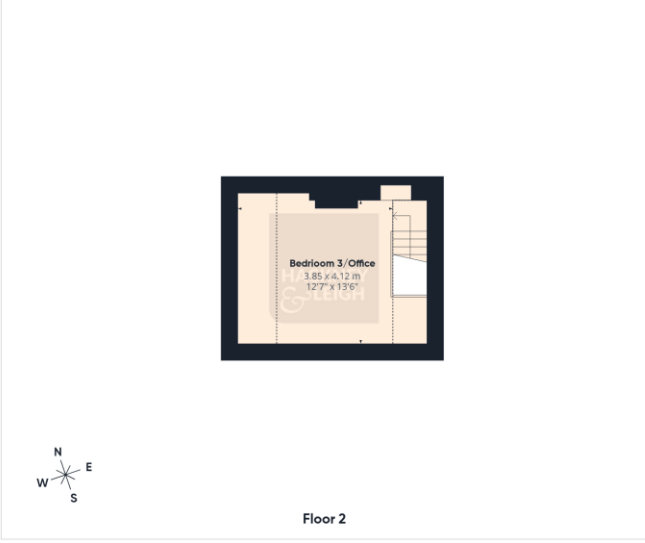


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 Floor 0	 Floor 1	 Approximate total area^m 117.6 m² 1266 ft² Reduced headroom 9.3 m² 100 ft²
 Floor 2 		(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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