



Cartmel

£450,000

Brookside, The Causeway, Cartmel, Grange-over-Sands, Cumbria, LA11 6PW

A beautifully presented 2 Bedroom Mid Terraced home set within the popular, historic village of Cartmel, enjoying a delightful outlook across the field to the front. This stylish and beautifully appointed property currently utilised as a Holiday Let is sure to appeal to a wide range of buyers, whether as a permanent residence, a charming holiday retreat, or a luxury holiday let.

The home strikes an excellent balance between character and contemporary style, featuring attractive slate flagged floors and stripped pine doors, alongside a modern breakfast kitchen and stylish shower room. To the rear, there is a good sized enclosed courtyard garden with an outbuilding and WC.

All furnishings are included with the sale, with the exception of a small number of personal items. Internal inspection strongly recommended.

Quick Overview

- Perfect blend of old and new
- Successful Holiday Let
- 2 Bedroom Mid Terraced Home
- Well appointed accommodation
- Low Maintenance Rear Patio Area
- Short level walk to the Village Centre
- Walks on the doorstep
- Junior and Senior School close-by
- Available furnished (apart from personal items)
- Superfast Broadband



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Superfast
Broadband



Permit Parking

Property Reference: G3216



Entrance Hall



Lounge



Breakfast Kitchen



The main entrance door leads in to the Entrance Hall with slate flagged floor, stairs to the First Floor and useful storage cupboard. The Lounge is a lovely light room with an engineered 'Oak' floor, attractive uPVC cottage style window with pleasant outlook to the open field in front and feature fireplace with recessed Firefox wood-burning stove on a slate hearth. The Breakfast Kitchen is a well proportioned room with an attractive range of modern wall and base cabinets with complementary silestone work-surface with inset single drainer sink unit and under unit lighting. Built-in electric oven with 4 burner gas hob and extractor fan over plus integrated fridge freezer and dishwasher. Ample space for dining furniture, attractive recessed wood-burning stove, slate flagged floor and concealed wall mounted gas central heating combi boiler. Hardwood double glazed window and patio doors to the rear Courtyard Garden.

From the Entrance Hall and spindled and balustraded staircase leads to the First Floor Landing with loft hatch and Box Room off ideal for storage. Bedroom 1 is a lovely double room with a front aspect and lovely views. Bedroom 2 is also a well proportioned double room with a rear aspect. The spacious Shower Room has a recessed tiled double shower enclosure with rainfall shower over, low flush WC and circular basin on a stone plinth with an attractive cupboard under. Panelled ceiling with inset ceiling light lights and chrome ladder style radiator.

Outside there is a lovely rear enclosed low maintenance Courtyard Garden with ample space for garden furniture and access to the rear access lane. Stone and slated Outhouse with power, light and plumbing for washing machine. Outside WC and locked Store Room. To the front there is a small stone walled enclosed gravelled Forecourt Garden.

Location Cartmel is a sought after and picturesque village with amenities such as independent Shops, Public Houses, Village Store, Primary and Secondary Schools. The delightful medieval village is renowned not only for its famous Priory, its Gatehouse and their associated monastic architecture and later buildings but in more recent times for the renowned and popular 'Cartmel Races' Steeplechase meetings, 'Cartmel Sticky Toffee Pudding' and the award winning 'L' Enclume restaurant, becoming a 'foodie' destination in its own right.

From Grange proceed up Grange Fell Road turning right just past the cemetery. Carry along Hags Lane dropping down into Cartmel. At the 'T' Junction turn right and then immediately left by the 'Pig & Whistle' Public House in to The Causeway. Brookside is shortly on the right hand side.

What3words: <https://what3words.com/nibbled.playroom.machinery>

Accommodation (with approximate measurements)

Entrance Hall

Lounge 15' 5" x 10' 7" into bay (4.71m x 3.24m) into bay

Breakfast Kitchen 16' 11" max x 12' 0" max (5.18m max x 3.67m max)

First Floor

Bedroom 1 12' 6" x 11' 1" (3.83m x 3.39m)



Breakfast Kitchen



Lounge



Bedroom 2



Bedroom 1



Shower Room



Courtyard Garden and Rear Aspect

Bedroom 2 11' 10" x 10' 7" (3.62m x 3.24m)

Box Room

Shower Room 8' 3" x 6' 1" (2.54m x 1.87m)

Outhouse

Former WC

Locked Room

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Conservation Area: This property is within Cartmel Conservation Area.

Business Rates RV: £2,225 - Westmorland and Furness Council. This property is currently subject to Small Business Rate Relief.

Holiday Letting: Currently let through <https://www.holidaycottages.co.uk/cottage/oc-42260-brookside-cartmel> and generating gross income of approx £TBC for 2025/26.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £925 - £975 per calendar month. For further information and our terms and conditions please contact the Office.

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.

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



Bedroom 1



Shower Room



Courtyard Garden

Request a Viewing Online or Call 015395 32301

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.

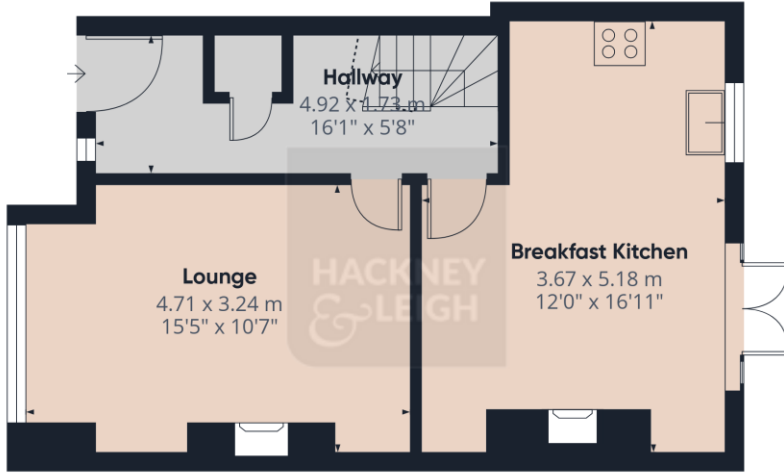


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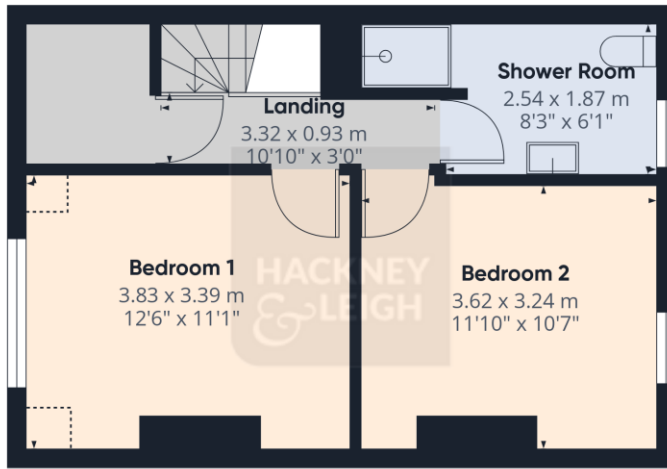


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Floor 0



Floor 1

Approximate total area⁽¹⁾

74.6 m²
803 ft²

Reduced headroom

1.1 m²
12 ft²

(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.

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Request a Viewing Online or Call 015395 32301