



1 Cark House Court, Cark in Cartmel
Asking Price £225,000

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Thomson Hayton Winkley



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A modern semi detached house situated in a courtyard with similar properties within the village of Cark-in-Carmel. The accommodation offers open plan kitchen, dining and living space, two bedrooms, modern bathroom and cloakroom. With delightful enclosed patio garden and off road parking.







1 CARK HOUSE COURT

A well proportioned semi detached house pleasantly located within a small development of similar properties in the village of Cark in Cartmel. The thriving community benefits from numerous amenities including a convenience store, two public houses and railway station and is famous for Holker Hall and gardens. Cark is also conveniently placed for the amenities available in Cartmel village and is within easy reach of Grange-over-Sands, the Lake District National Park and road links to the M6.

The beautifully presented accommodation briefly comprises entrance hall, excellent kitchen, dining and living space and a cloakroom to the ground floor and two bedrooms and a modern bathroom on the first floor. The property benefits from double glazing and electric smart heating and is offered for sale with no upper chain.

Outside offers a delightful enclosed patio garden and allocated off road parking for one vehicle which is located close to the front door.

GROUND FLOOR

ENTRANCE HALL

8' 4" max x 4' 3" max (2.55m x 1.32m)

Painted entrance door with double glazed panel, double glazed window, electric radiator, tiled flooring.

SITTING/DINING ROOM

15' 3" x 9' 2" (4.67m x 2.80m)

Double glazed French doors to patio garden, double glazed window, electric radiator, electric stove to decorative fireplace, understairs cupboard.

KITCHEN

14' 0" max x 20' 8" max (4.27m x 6.32m)

Two double glazed windows, electric radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge, freezer and dishwasher, built in washer/dryer, fitted shelving, tiled splashbacks, partial tiling to floor.

CLOAKROOM

5' 6" x 3' 9" (1.69m x 1.16m)

Double glazed window, heated towel rail, two piece suite in white comprises W.C. and wash hand basin with tiled splashback, shaver point, extractor fan, tiled flooring.





FIRST FLOOR

LANDING

11' 7" max x 6' 6"m ax (3.55m x 2.00m)

Double glazed window, electric radiator, built in airing cupboard with lighting housing hot water cylinder, built in storage cupboard with lighting, loft access.

BEDROOM

15' 3" mac x 8' 11" max (4.66m x 2.72m)

Two double glazed windows, electric radiator.

BEDROOM

8' 4" x 7' 8" (2.56m x 2.35m)

Double glazed window, electric radiator.

BATHROOM

8' 3" max x 6' 1" max (2.53m x 1.87m)

Double glazed window, electric towel rail, wall mounted electric heater, three piece suite in white comprises W.C., wash hand basin and "P-shaped" bath with thermostatic shower over, extractor fan, partial tiling to walls, tiled flooring.

OUTSIDE

There is a private enclosed patio garden to the rear of the property which includes a seating area and well stocked beds. There is allocated parking at the front of the house which is close to the front door.

SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band C as shown on the Valuation Office website.

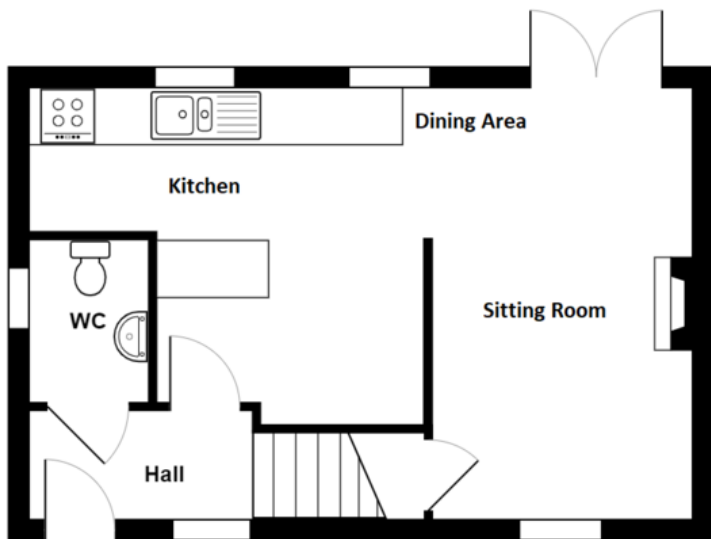
LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 2004

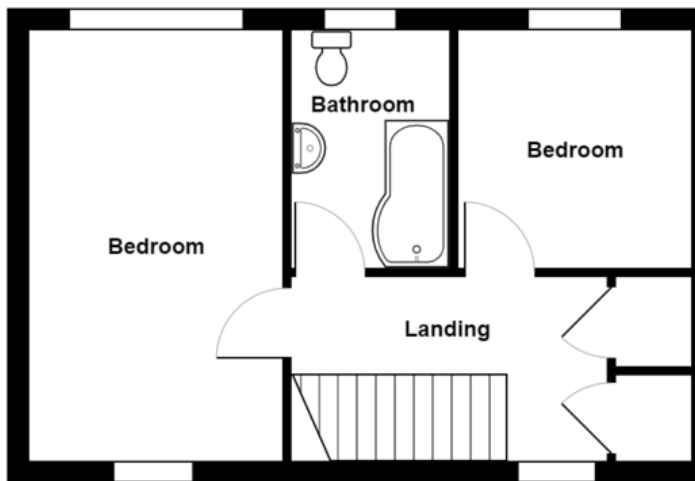
GROUND RENT - N/A

SERVICE CHARGE £75.00 per month





Ground Floor



First Floor

1 Cark House Court, Cark In Cartmel
Total Area: 66.3 m² ... 713 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Grange over Sands in the direction of Flookburgh, bear right at the village square and continue to Cark in Cartmel, on reaching Cark turn left just before The Engine Inn and follow the lane with the river on the right to find Cark House Court located on the left.

WHAT3WORDS:
data.scuba.selection

Important Notice

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