



Carr Hill, Staveley-in-Cartmel, Newby Bridge  
Asking Price £850,000

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Thomson Hayton Winkley



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An impressive detached bungalow with private gardens and grounds occupying an elevated position in a desirable hamlet location within the Lake District National Park. The bungalow is conveniently placed for nearby access to Lake Windermere and road links to the M6. No upper chain.







## CARR HILL

An appealing deceptively spacious detached bungalow set in fabulous private grounds located in the hamlet of Stavley in Cartmel on fringe of the The Lake District National Park. The bungalow is within a short walking distance of Fell Foot Park and is conveniently placed for the Swan Hotel at Newby Bridge, which is renowned for it's superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere. The location offers fabulous countryside walks, easy access to the rest of the Lakes, Grange-over-Sands, Ulverston and picturesque Cartmel village where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume and Grange Fell Golf Club. Junction 36 of the M6 is easily reached via the A590.

The well presented accommodation, which has been extended and well maintained by the current owner, briefly comprises porch, lounge with multi fuel stove, sitting/dining room with multi fuel stove, modern kitchen, utility room, three double bedrooms, en suite bathroom and a shower room. The bungalow has double glazing and oil fired central heating and is offered for sale with no upper chain.

Outside there are fabulous landscaped gardens and grounds with a gated driveway, garage, workshop, stores and ample parking and turning.

## PORCH

7' 11" max x 3' 5" max (2.43m x 1.06m)

Double glazed door and windows, wall light, coving, tiled flooring.

## LOUNGE

18' 11" max x 11' 8" max (5.79m x 3.58m)

Single glazed door and window to porch, double glazed door and windows to balcony, radiator, multi fuel stove, coving, wall lights.

## SITTING/DINING ROOM

21' 6" max x 14' 6" max (6.56 m x 4.44m)

Four double glazed windows, two double glazed Velux windows, one of which is electrically operated, two radiators, wall mounted multi fuel stove, recessed spotlights, coving.

## KITCHEN

13' 4" max x 10' 6" max (4.08m x 3.22m)

Single glazed door and window to utility room, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, induction hob with extractor hood over, fridge freezer, recessed spotlight, coving, under wall unit lighting, tiled splashbacks, plinth lighting, tiling to kitchen floor.

## UTILITY ROOM

10' 7" x 7' 6" (3.25m x 2.29m)

Double glazed door and windows, radiator, base units, fitted worktop, stainless steel sink, oil central heating boiler, washing machine, tumble dryer and dishwasher, recessed spotlights, coving, tiled splashbacks, tiled flooring.





## HALL

19' 3" max x 5' 1" max (5.87m x 1.57m)

Radiator, recessed spotlights, coving, access to partially barded loft with lighting and drop down ladder.

## BEDROOM

14' 7" max x 13' 8" max (4.46m x 4.19m)

Double glazed French doors to patio, double glazed window, radiator, coving, wall lights.

## EN SUITE

7' 1" x 7' 1" (2.17m x 2.17m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, wall lights, fitted mirror, shaver point, extractor fan, coving, tiling to walls.

## BEDROOM

14' 6" x 12' 10" (4.42m x 3.92m)

Double glazed French doors to balcony, radiator, coving, wall lights.

## BEDROOM

11' 1" x 11' 0" (3.39m x 3.36m)

Double glazed window, radiator, fitted wardrobes, cupboards and drawers, coving, wall lights.

## SHOWER ROOM

6' 1" max x 5' 10" max (1.87m x 1.79m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, wall light with shaver point, fitted mirror, extractor fan, coving, tiling to walls.

## UNDERCROFT WORKSHOP

17' 9" max x 14' 7" max (5.43m x 4.45m)

Timber door, double glazed window, light and power, fitted shelving.

## UNDERCROFT STORE

11' 3" max x 10' 8" max (3.45 m x 3.26m)

Timber door, light and power, fitted shelving.

## GARAGE

18' 3" x 11' 8" (5.58m x 3.56m)

Up and over door, two double glazed windows, light and power, fitted base and wall units, fitted shelving.

## SHED/KENNEL

7' 7" x 5' 6" (2.33m x 1.70m)

Timber door, single glazed window, light and power, electric panel heater.

## OUTSIDE

Accessed via a gated driveway, the delightful private gardens and grounds include ample parking and turning to the front of the garage, a small stream, several patios and seating options to take full advantage of the tranquil surroundings, access to the undercroft workshop and undercroft store, a substantial stone faced log store, fabulous purpose built barbeque pergola, generous lawn with well stocked beds and borders, a heated shed/kennel, coal bunker, three external water taps, a variety of established trees and shrubs and countryside and woodland views.

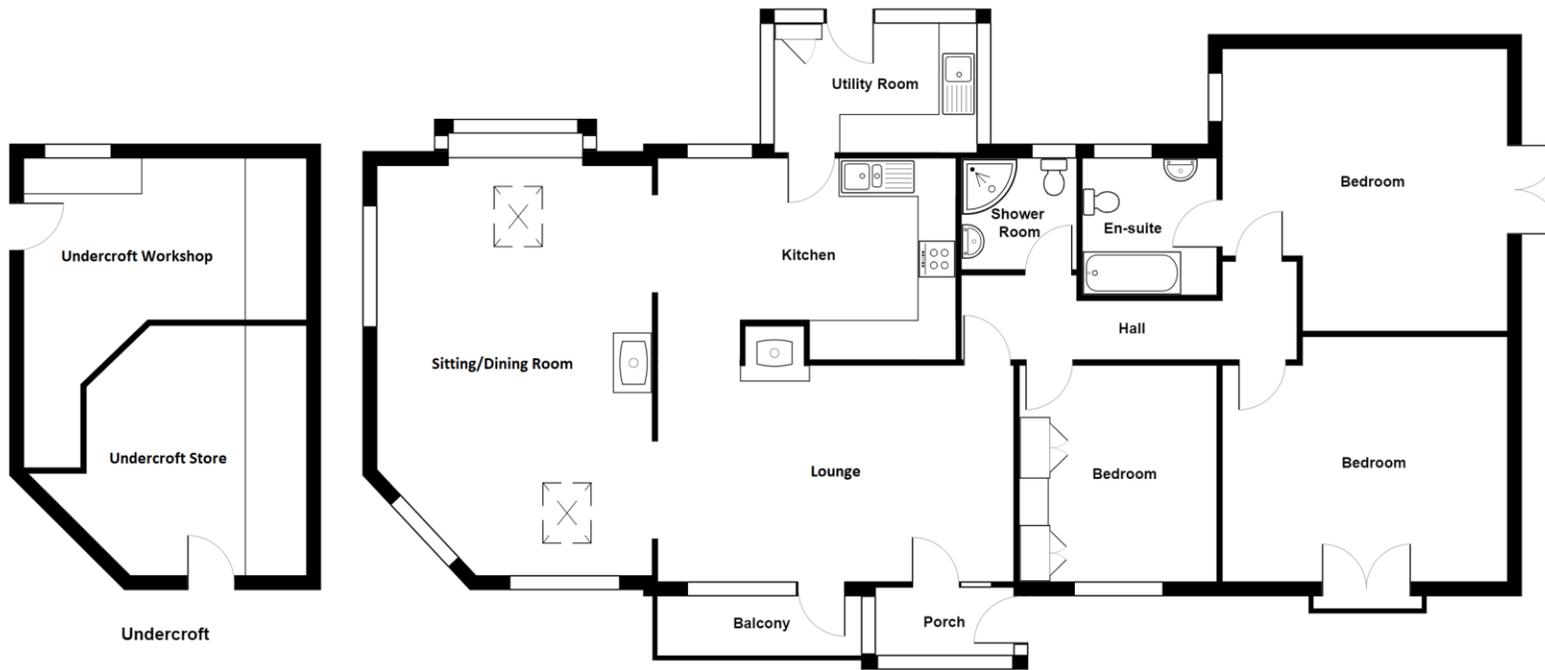
## SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage.

## COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





**Ground Floor**

Carr Hill, Staveley-In-Cartmel

Total Area: 170.3 m<sup>2</sup> ... 1833 ft<sup>2</sup> (excluding balcony)

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		
69-80	C		75   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

From the Newby Bridge roundabout exit on the A592 and take the second right turn, proceed along the road and after approximately 150 yards turn left into the private road which has a slate plaque with the house names listed on it. Proceed to find the gated entrance to Carr Hill clearly marked.

**WHAT3WORDS:**

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