



## 2 Garret House Cottage, Cartmel

Asking Price £300,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



A charming beautifully presented mid terrace cottage pleasantly located on the fringe of Cartmel village with views of Cartmel Racecourse. Having open plan kitchen, dining and living space with woodburning stove, double bedroom, shower room, delightful patio with sun room and off road parking.











## 2 GARRET HOUSE COTTAGE

A delightful mid terrace cottage pleasantly situated on the fringe of the picturesque Cartmel village, boasting beautiful views towards Cartmel Racecourse. The property is conveniently placed for the local amenities which include the famous 12th Century Priory and Michelin starred restaurant L'Enclume and is well placed for Grange-over-Sands, road links to the M6 motorway and the Lake District National Park.

The beautifully presented accommodation briefly comprises open plan kitchen, dining and living space with woodburning stove to the ground floor and a double bedroom and modern shower room to the first floor. The property benefits from double glazing and electric heating and is offered for sale with no upper chain.

Outside there is a small garden at the front, enclosed patio to the rear and off road parking.

This property is currently operating as a successful holiday let. Holiday let figures are available on request.

### GROUND FLOOR

#### KITCHEN, DINING AND LIVING SPACE

21' 11"max x 14' 1" max (6.69m x 4.30m)

Double glazed door to front, double glazed door to rear, double glazed sliding sash window, double glazed Velux window, electric radiator, woodburning stove to feature fireplace, good range of base and wall units, built in oven and microwave, electric hob with tiled splashback and extractor hood over, integrated fridge, freezer and dishwasher, built in washer/dryer, recessed spotlights, understairs cupboard, fitted coat hooks.









## FIRST FLOOR

### LANDING

7' 3" max x 6' 0" max (2.21m x 1.85m)

Built in airing cupboard housing hot water cylinder, loft access, exposed beam.

### BEDROOM

13' 5" max x 9' 6" max (4.11m x 2.91m)

Double glazed window with window seat and views towards Cartmel Racecourse, electric radiator, built in wardrobe and storage, recessed spotlights, exposed beam.

### SHOWER ROOM

7' 1" max x 6' 9" max (2.18m x 2.08m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled walk in shower with thermostatic shower fitment, recessed spotlights, extractor fan, exposed beam, fitted mirror, tiling to walls and floor.

## OUTSIDE

The front of the cottage has a small seating area and well stocked bed. The rear of the property has an enclosed patio with a sun room.

### SUN ROOM

9' 3" x 5' 11" (2.82m x 1.81m)

Double glazed French doors with adjacent double glazed windows, light and power, water supply.

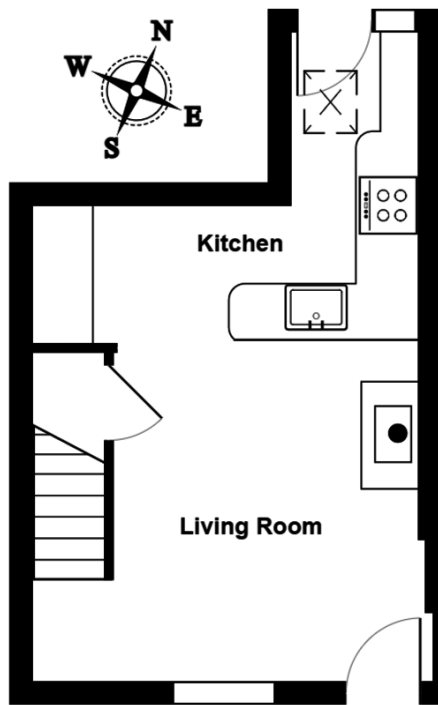
## SERVICES

Mains electricity, mains water, non mains drainage.

## COUNCIL TAX BANDING

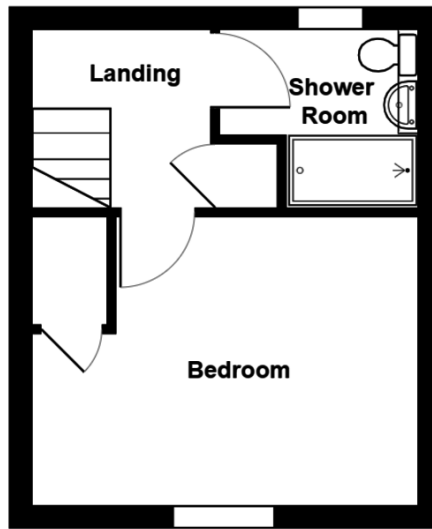
Currently band deleted due to Holiday Let as shown on the Valuation Office website.





**Ground Floor**

**2 Garret House, Cartmel**  
**Total Area: 43.8 m<sup>2</sup> ... 472 ft<sup>2</sup>**  
 For illustrative purposes only - not to scale.  
 The position and size of features are approximate only.  
 © North West Inspector.



**First Floor**

Score	Energy rating	Current	Potential
92+	A		120   A
81-91	B		
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

Leave Grange in the direction of Cartmel and upon reaching the village turn right at the green and then left at the Pig and Whistle. Continue to turn right and pass through the centre of the village and proceed along Park View where the racecourse is on the left. Bear left at the junction and continue straight signposted Haverthwaite/Ulverston to find 2 Garret House Cottage being the second of the terraces located on the right hand side, pass the terraces to find parking clearly marked on the left.

**Important Notice**

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents  
**Thomson Hayton Winkley**



**Kendal Office**  
 112 Stricklandgate  
 Kendal  
 T. 01539 815700

**Windermere Office**  
 25b Crescent Road  
 Windermere  
 T. 015394 47825

**Grange-over-Sands Office**  
 Palace Buildings  
 Grange-over-Sands  
 T. 015395 33335

**Kirkby Lonsdale Office**  
 29 Main Street  
 Kirkby Lonsdale  
 T. 015242 71999

E.kendal@thwestestateagents.co.uk E.windermere@thwestestateagents.co.uk E.grange@thwestestateagents.co.uk E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



**THW Estate Agents**  
 Best Small Agency in North West

Gold Sales | Gold Lettings

