



Cartmel

£725,000

Hartwell House

Priest Lane

Cartmel





Grange-Over-Sands

Cumbria

LA11 6PU

Property Ref: G2060

This spacious, distinctive, immaculately presented 4/5 Bedroom home retains many period features alongside a more modern twist that combines perfectly to offer its lucky new owners a quite simply stunning home ready to walk into. Ideally located within the delightful village of Cartmel noted for its attractions and amenities but just far enough 'around the corner' to retain a peaceful ambience. The property comprises welcoming Entrance Hall, Large Drawing Room, Modern Kitchen, Dining Room, Garden Room, 4/5 Double Bedrooms (1 En-Suite) and Family Bathroom whilst outside there are beautifully presented Gardens and country views, Garage and Parking.

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Drawing Room



Rear Garden



Front Knot Garden

Location: Situated within the conservation area of this historic picturesque village, Hartwell House is conveniently placed in a level position close to the amenities; Shops, Public Houses, Village Store, Primary and Secondary Schools etc. This picturesque mediaeval 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, the annual Agricultural Show, 'Cartmel Sticky Toffee Pudding' and the 2 "Michelin Star" 'L' Enclume restaurant.

The village is located in a level setting, just outside the Lake District National Park, in the centre of the Cartmel Peninsula offering a thriving community with both Junior and Secondary schools, shops sufficient for daily needs and a good supply of pubs and eating houses. With easy access to more extensive amenities at Grange-over-Sands (2 miles away), the village is only a few minutes drive off the A590, allowing good access to the National road network. Railway stations at Cark-in-Cartmel and Grange-Over-Sands provide access to the regular services of the West Coast main line.

If travelling from Grange-Over-Sands, turn right at the 'T' Junction and follow the road past the convenience store and Cartmel Primary School and take the next left into Priest Lane. If travelling from the North, take the first right turning into the village with Hartwell House being the second home on the right hand side of Priest Lane.

Traditional Entrance Door flanked by double glazed cottage style windows with shutters to either side opens to:-

L Shaped Entrance Hallway having a marble tiled floor (with under floor heating), decorative open archway, under stairs storage cupboard and



Drawing Room

downstairs cloakroom with 19th Century panelling to one wall, 2 piece white suite comprising low flush WC and wash hand basin with splash back tiling and extractor fan. Stairs rising to the First Floor and doors off to:-

Drawing Room 27' 9" x 15' 5" (8.46m x 4.7m) a full depth dual aspect room full of character with original plaster corning, moulded panel ceiling and decorative archtraving. Tall Georgian windows, with original shutters, to both ends of this room provide lovely aspects into both the front Knot Garden and the Rear Garden and country views beyond. There is a large feature 'coal effect' gas fire with period style surround, storage cupboard currently complete with fridge to go with the bottles of wine (the ultimate drinks cabinet!) and a rather cunning faux 'bookcase', with cupboard space below, that folds up and away to reveal the TV!

Kitchen/Dining Room (Overall 20' 1" x 18' 7" max into Garden Room) a spacious 'room' divided into two halves, both with Travertine limestone floor and under floor heating. The bespoke country style Kitchen is a delight.

Kitchen Area 15' 10" x 9' 9" (4.83 x 2.97) There is an extensive range of American 'Pippy' Oak fitted cabinets, wall and base units and large plate rack. Complementary granite work surfaces incorporating 'Butlers' sink with mixer tap, integral drainer and Neff 4 burner gas hob, a range of integrated appliances including Neff double oven and microwave, Miele freezer and fridge and a super Aga cooker with extraction canopy and triple glazed window with a lovely aspect to Rear Garden. Double glazed side window, inset ceiling down lights and stable style ½ glazed double glazed exterior door leading to Garage, 'Greenhouse' and Boot



Bedroom 1



En-Suite Shower Room



Kitchen



Kitchen



Dining Room

Room.

The Dining Room 12' 0" x 10' 3" (3.66 x 3.12) has a range of built in bookshelves, inset low voltage lighting, space for a dining table and up to 12 chairs and open archway into the delightful Garden Room with built in window seat, double glazed windows, ceiling and double glazed double doors opening to Rear Garden. The perfect quiet corner to relax with a cup of tea or a cheeky G&T!!

From the Hallway a balustraded and spindled return tread staircase leads up to the :-

First Floor:

Landing with further stairs to the Second Floor and doors off to:-

Bedroom 1 14' 10" x 12' 1" (4.52m x 3.68m) a simply super Bedroom being a generous double with double glazed sash window overlooking the Rear Garden with sweeping views over surrounding open countryside of the Cartmel Valley. TV point and door to walk in wardrobe with shelves, drawers and hanging space.

En-Suite Shower Room having a marble tiled floor, uniquely shaped marble topped unit with built in cupboards and inset wash hand basin. 3 piece suite comprising low flush WC with concealed cistern, bidet and corner marble shower enclosure with wall mounted shower and built in ceiling shower head. Double glazed side window, ladder style heated towel rail, large inset ceiling down lights, shaver point and extractor fan

Bedroom 2 12' 4" x 10' 5" (3.76m x 3.18m) a double with sash style double glazed window to front aspect.



Dining Room through to Garden Room

Family Bathroom with tiled floor, part tiled walls and 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over and shower screen. Large built in cupboard, attractive 'divider' with glass shelving, double glazed window, heated ladder style towel rail, shaver point, large inset ceiling down lights and extractor fan.

2 steps from the Landing lead up to:-

Original First Floor Reception Room 17' 1" x 14' 0" (5.21m x 4.27m) the 'Useful Room' as it is aptly called by the vendors! - offers many options as a Sitting Room, formal Dining Room, generous Study or further Bedroom. Sash window to front aspect, feature original Georgian Hob fireplace (not in use), inset ceiling down lights and TV point. There are 2 full wall length, built in cupboards, one used for filing etc with the other an airing cupboard with slatted shelves and houses the Mega Flo water pressure cylinder. Door to:-

Bedroom 3 14' 2" x 10' 9" (4.32m x 3.28m) double room with built in wardrobe, original Georgian Hob open fire place (not in use) and sash window with secondary double glazing and window seat with a super view across the Garden to surrounding countryside.

From the Landing staircase continues up to:-

Second Floor:

Landing with double glazed Velux roof light, 3 steps up to Bedroom 4 and door off to "Attic Box Room".



Bedroom 2



First Floor Reception Room



Bedroom 1



Bedroom 4

Bedroom 4 14' 2" x 13' 8" (4.32m x 4.17m) a super sized room with pitched ceiling, exposed beams, Velux roof light and double glazed window - the vendors call it the 'Priory Room' and when you see the view of Cartmel Priory you will see why!

Attic Box Room 11' 0" x 10' 4" (3.35m x 3.15m) currently used for extra floor to ceiling storage but with potential for additional Bedroom or Office (subject to the relevant permissions etc). Pitched ceiling and under eaves storage.

Outside:

Gardens: To the front of the property there is a delightful and locally unique Knot Garden, a feature of Hartwell House and the adjoining property. To the rear the Garden perfectly complements the house with a lawn surrounded by planted borders, a raised-bed herb garden, stone flagged patio embellished with planters, a feature weeping juniper tree, stone outhouse and discreetly hidden wooden store.

Garage and Parking: 21' 8" x 9' 9" (6.6m x 2.97m) At the front the drive has traditional granite sets with room to park 2 cars. The Garage has an up and over powered metal door, power, light, built in work top incorporating stainless steel single drainer sink unit and space and plumbing for washing machine and tumble dryer. Wall mounted Worcester central heating boiler. There is a door from the Garage opening to covered side passage that leads to the Kitchen stable door. This is an ideal space to store bikes etc or even use as a greenhouse!

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



Family Bathroom



'Priory window' Bedroom 4

radiators and under floor.

Council Tax: Band F. South Lakeland District Council.

Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Grange office.

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

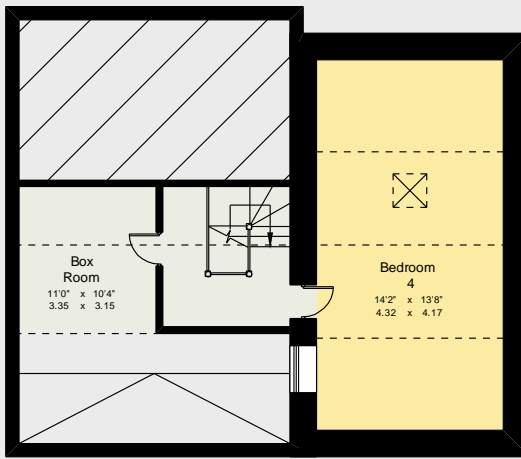
VIEWING NOTES



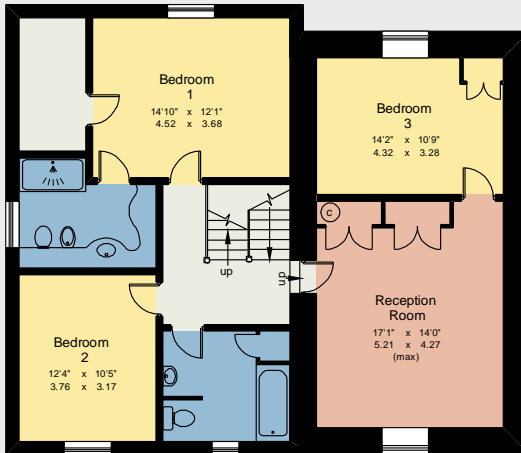
First Floor Landing and stairs



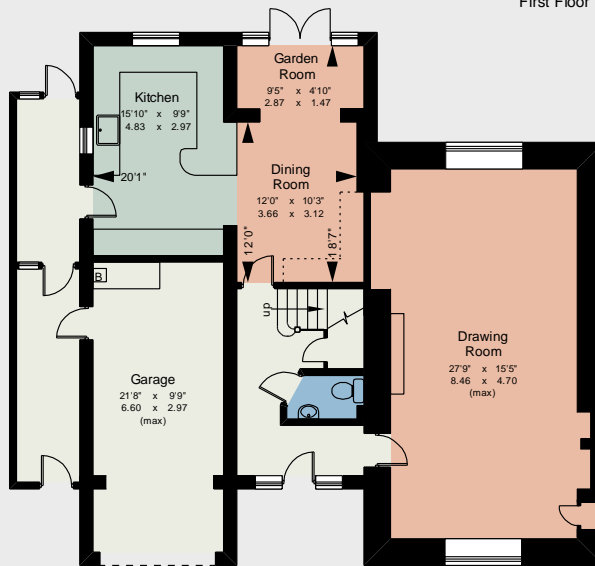
Entrance Hallway



Second Floor



First Floor



Ground Floor

Approx Gross Floor Area = 2914 Sq. Feet
= 270.12 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners... "The perfect blend – Georgian elegance with modern comfort; Our friendly village on the doorstep yet surrounded by peaceful countryside"

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