



2 The Byres, Cartmel Fell  
£525,000





## 2 The Byres

Cartmel Fell, Windermere

A well proportioned barn conversion with fabulous countryside views situated in a rural location within the Lake District National Park and being conveniently situated for three renowned local pubs/restaurants. The property is within easy reach of local shops and amenities available in Bowness, Windermere, Newby Bridge, Grange-over-Sands and Kendal and is approximately 8 miles from Junction 36 of the M6. The property boasts a delightful blend of rustic character and modern convenience. The accommodation comprises an open plan living area with a fully fitted kitchen and a wood-burning stove, perfect for cosy evenings in. A separate sitting room provides additional space for relaxation which could also be used as a third bedroom. The ground floor is also complimented by a modern, white three piece bathroom suite. Upstairs on the first floor, via the delightful galleried landing, there is one double bedroom and a three piece suite bathroom with the third bedroom up on the second floor which has plenty of eaves storage which caters to practical storage needs. Double glazing and oil central heating ensure year-round comfort which is a great added benefit. The outside space of this property is truly a sight to behold, with stunning gardens that envelop the home in beauty. Well-stocked planted beds, paved patio seating areas, and lush lawn creates an oasis ideal for outdoor gatherings or quiet reflection. Enjoy far-reaching views from the privacy of your own retreat. At the front of the property, a handy log store ensures your wood stays dry and readily available for the cosy wood-burning stove inside. Well-established trees and hedges provide a sense of seclusion and enhance the beauty of this haven. Garage parking and off-road parking options cater to practical needs, ensuring you always have space for your vehicles.



- Charming semi detached barn conversion in an idyllic countryside setting
- Highly sought after location with a lovely community feel
- Fabulous open plan living space area with a fully fitted kitchen, exposed beams & wood burning stove
- Providing flexible living accommodation
- Neutrally decorated and ready to move straight in
- Sold with NO ONGOING CHAIN
- Stunning well kept gardens with captivating, far reaching views
- Garage parking and ample driveway parking
- Walking distance to the renowned Masons Arms pub
- Easy access to Kendal & Bowness shops and amenities

#### EPC RATING D

#### SERVICES

Mains electric, oil central heating, private water supply, domestic waste treatment plant

**COUNCIL TAX BAND: CURRENTLY BAND F.**

**TENURE:FREEHOLD**

**PLEASE NOTE:** The property is subject to a Cumbria wide local occupancy clause but can be used as a second home or holiday let. Please ask office for further details.

#### DIRECTIONS

From our Windermere office proceed down Lake Road in to Bowness on Windermere passing the steamer piers on the right hand side. Continue to the marina village and turn left on to Longtail Hill. At the top of the hill turn right at the T junction on to A5074 and proceeds past Winster. Turn right onto Smithy Lane and follow the road along and through Bowland Bridge. As you approach The Masons Arms pub, take the right hand fork and follow the road until you approach a sign for Kendal & Crosthwaite. Take the right hand turn at this sign (towards Kendal & Crosthwaite) and proceed along this road until you find 2 The Byres a short while along on the right hand side, forming part of the barn conversions.

**WHAT3WORDS:**///minus.unleashed.towels







## GROUND FLOOR

### PORCH

### OPEN PLAN LIVING AREA

25' 7" x 16' 4" (7.80m x 4.98m)

### INNER HALLWAY

### SITTING ROOM

12' 3" x 11' 11" (3.73m x 3.62m)

### BATHROOM

7' 9" x 5' 5" (2.36m x 1.66m)





## FIRST FLOOR

### GALLERIED LANDING

14' 6" x 5' 8" (4.42m x 1.73m)

### INNER HALLWAY

### BEDROOM

12' 6" x 9' 1" (3.80m x 2.78m)

### BATHROOM

8' 8" x 5' 3" (2.65m x 1.61m)

## SECOND FLOOR

### LANDING

4' 0" x 2' 10" (1.21m x 0.86m)

### BEDROOM

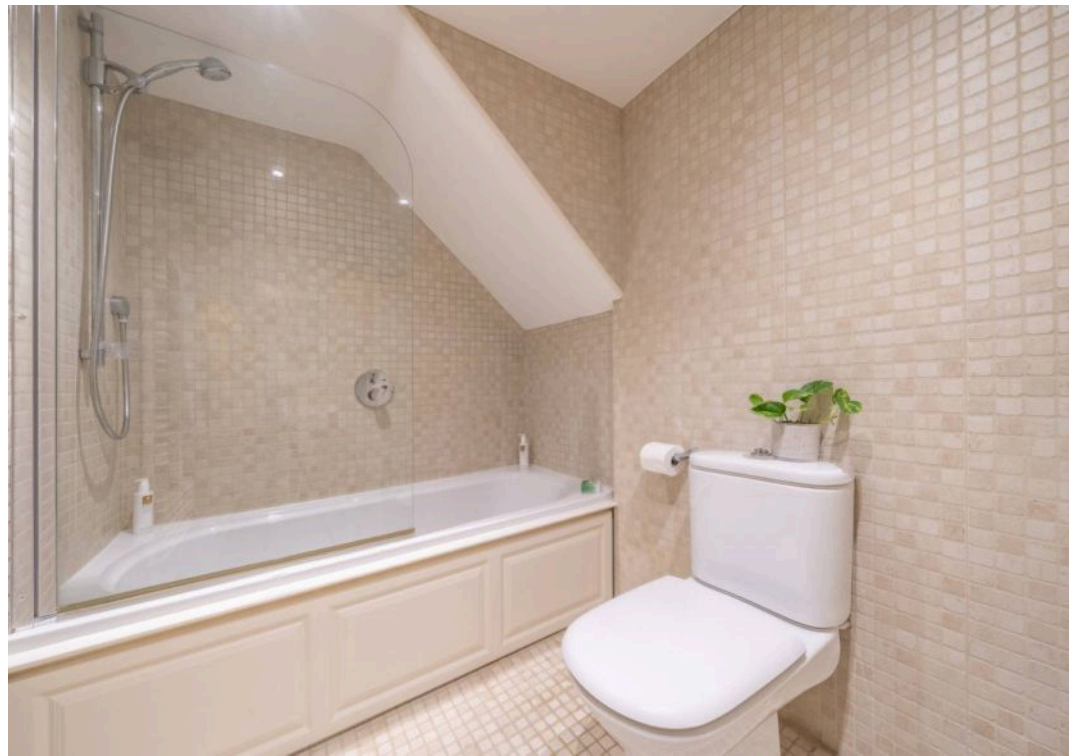
17' 9" x 12' 6" (5.41m x 3.81m)

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.















## THW Estate Agents

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