



5 The Fold, Cark In Cartmel  
£250,000



## 5 The Fold

### Cark In Cartmel, Grange-Over-Sands

Situated in the heart of the sought after village of Cark-in-Cartmel, this charming end of terrace cottage enjoys a picturesque setting and vibrant community atmosphere. Believed to date back to the 1800s, the property is rich in character, blending period features with thoughtful modern updates to create a warm and inviting home. The ground floor offers a beautifully presented sitting/dining room, centred around a feature fireplace, creating a cosy yet sociable space. To the rear, the kitchen has been tastefully refitted with a range of modern appliances, offering both style and practicality, with a layout that makes the most of the space available.

Upstairs, there are two well proportioned double bedrooms, one benefiting from built in storage, along with an additional versatile room ideal as a dressing room, study or occasional bedroom. The shower room has been stylishly updated and features a walk in shower along with the added comfort of underfloor heating.

Externally, the property enjoys a delightful courtyard garden, thoughtfully designed to capture the sun throughout the day. A useful garden room/summer house provides a flexible space with power and lighting, ideal for working from home, hobbies or relaxing. The outdoor space has been further enhanced to create a practical and low-maintenance setting, perfectly complementing the charm of the cottage.

Being just a five minute drive from Cartmel, a highly regarded village renowned for its historic charm, home to the famous Cartmel Racecourse, Michelin-starred restaurants, and a range of local amenities, all set within easy reach of the Lake District National Park and surrounding countryside. The cottage is a five minute walk to Cark railway station which has direct trains to Lancaster, Manchester Airport and Barrow. Fold's End has been operating as a successful holiday let and is offered for sale with no upper chain.

#### KEY FEATURES

- Charming end of terrace period cottage full of character and charm
- Set within a popular and well regarded village location
- Beautifully refitted kitchen with a range of modern appliances
- Cosy sitting/dining room centred around a feature fireplace
- Two double bedrooms with additional versatile dressing room/study
- Stylish shower room featuring a walk-in shower and underfloor heating
- Courtyard garden which is a delightful sun trap
- Versatile garden room/summer house with power and lighting
- Thoughtfully updated throughout with modern comforts blended with character
- No onward chain and furniture available by separate negotiation

#### DIRECTIONS

From Grange over Sands proceed along the B5277 through Allithwaite, Flookburgh and into Cark-in-Cartmel. Turn left just before The Engine Inn and The Fold can be found on your left hand side. WHAT3WORDS: static.face.putter





**PORCH**

3' 8" x 3' 0" (1.13m x 0.92m)

**SITTING/DINING ROOM**

17' 0" x 10' 10" (5.19m x 3.29m)

**KITCHEN**

15' 2" x 6' 4" (4.62m x 1.94m)

**REAR COVERED PORCH**

6' 5" x 3' 3" (1.95m x 1.00m)

**LANDING**

17' 1" x 2' 7" (5.20m x 0.80m)

**BEDROOM**

8' 5" x 8' 2" (2.57m x 2.49m)

**BEDROOM**

9' 8" x 6' 4" (2.94m x 1.93m)

**BEDROOM/DRESSING ROOM/STUDY**

8' 10" x 5' 5" (2.69m x 1.64m)

**SHOWER ROOM**

6' 6" x 6' 6" (1.98m x 1.97m)

**SUMMER HOUSE**

10' 10" x 5' 10" (3.31m x 1.77m)



## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## EPC RATING D

## COUNCIL TAX BAND currently Band N/A

Currently on business rates. Previously band C.

## TENURE: FREEHOLD

## IDENTIFICATION CHECKS

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## THW Estate Agents

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