



2 High House, Newton In Cartmel  
£320,000



## 2 High House

Newton In Cartmel

A well proportioned 17th century mid terraced cottage, well positioned in the pretty village of High Newton. Over the last 3 years several improvements have been made such as the installation of double glazing windows, new flooring, electric heating, wood burning stove, and a new kitchen and bathroom.

Pleasantly located in The Lake District National Park, within a 2 minute walk you will be at the Michelin starred pub, Heft. Whilst highly regarded Cartmel is within a 7-minute drive away, with famous L'Enclume, as well as a plethora of pubs and cafes and the Cartmel racecourse.

High Newton is also conveniently placed for the many amenities on offer in Grange-over-Sands, Windermere and Kendal, making this property a great home or a successful holiday let.

The well presented accommodation briefly comprises a entrance hall, sitting room with wood burning stove and dining kitchen to the ground floor. The first floor offers two double bedrooms and a newly fitted bathroom with the second floor having another large double bedroom.

Outside there is driveway parking to the front of the house and a delightful enclosed garden to the rear with newly installed fencing and slate gravel for easy maintenance

- Mid terraced property
- Homely sitting room with wood burning stove
- Spacious enclosed garden
- Road links to the A590
- Family bathroom with walk in shower
- Off road parking opposite the property
- Character features

#### **EPC RATING G**

#### **SERVICES**

Mains electric, mains water, mains drainage.

#### **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.

#### **COUNCIL TAX CURRENTLY BAND D**

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

Leave Grange centre heading along Windermere Road, on reaching the village of Lindale bear left at the T junction and continue up the hill and join the A590 in the direction of Newby Bridge, after approximately 400 meters turn left off the A590 and follow the signs to High Newton, take the first left when coming into High Newton, follow the road then take a left and number 2 High House is located on the left.

**WHAT3WORDS:**herbs.hampers.butlers





#### GROUND FLOOR

##### ENTRANCE HALL

4' 9" x 4' 8" (1.45m x 1.43m)

Both max. Single glazed door, stone features, wood flooring.

##### SITTING ROOM

18' 11" x 14' 8" (5.77m x 4.48m)

Both max. Double glazed window, electric radiator, wood burning stove, wood flooring.

##### KITCHEN/DINER

20' 8" x 11' 1" (6.31m x 3.38m)

Both max. Single glazed door to garden, double glazed window, electric radiator, good range of base units, stainless steel sink, integrated oven, hob with extractor/filter over, space for fridge freezer, plumbing for washing machine, tiled splashback, built in cupboard, exposed beams, stone features.



## FIRST FLOOR

### BEDROOM

13' 8" x 12' 8" (4.17m x 3.86m)

Both max. Double glazed window, electric radiator, fitted wardrobe.

### BEDROOM

11' 0" x 10' 2" (3.36m x 3.10m)

Both max. Double glazed window, electric radiator, eaves storage.

### BATHROOM

8' 9" x 5' 8" (2.66m x 1.73m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled walk in shower with thermostatic shower fitment, partial tiling to walls, extractor fan, recessed spotlights, tiled flooring.

### LANDING

15' 1" x 10' 4" (4.60m x 3.16m)

Both max. Built in cupboard housing hot water cylinder.

## SECOND FLOOR

### BEDROOM

14' 8" x 6' 1" (4.46m x 1.85m)

Both max. Double glazed Velux window, electric radiator, fitted wardrobe.

### LANDING

6' 1" x 5' 6" (1.85m x 1.67m)

Both max.

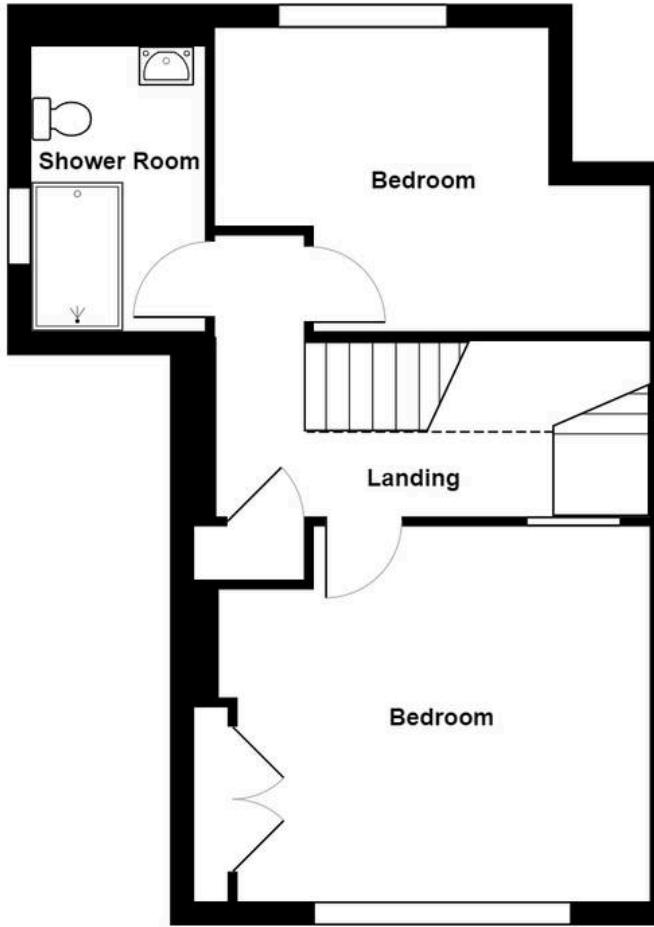






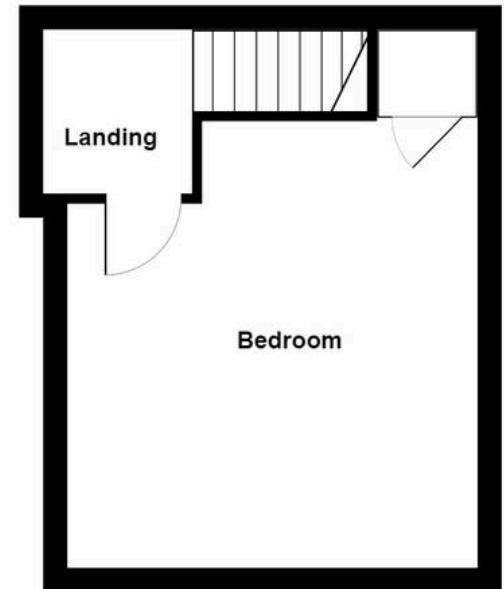


**Ground Floor**



**First Floor**  
2 High House, Newton In Cartmel  
Total Area: 101.6 m<sup>2</sup> ... 1093 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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**Second Floor**

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