



2 High House, Newton In Cartmel  
£350,000







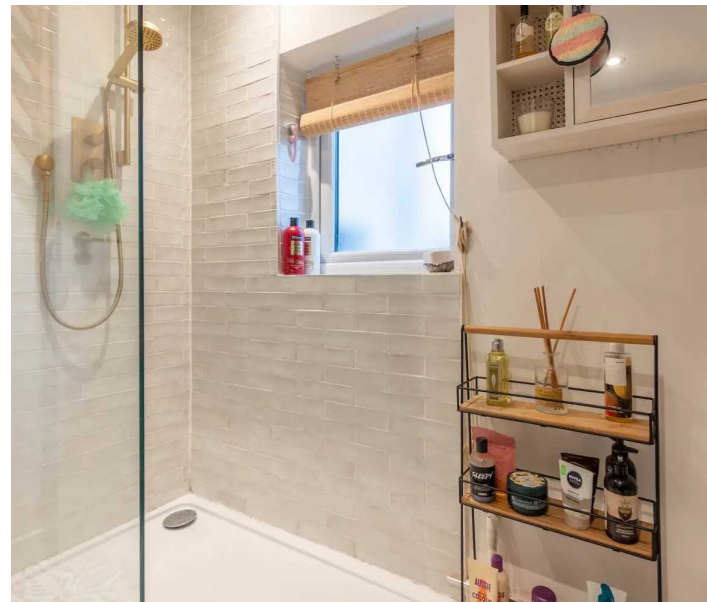
## 2 High House

Newton In Cartmel

A well proportioned mid terraced property situated in a village location just a short stroll from the village green, village hall and local public house and restaurant. Pleasantly located in The Lake District National Park, just a few miles along the A590 from junction 36 of the M6. Conveniently placed for the many amenities on offer in Grange-over-Sands and within easy reach of Cartmel, Windermere and Kendal.

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 bedrooms and a bathroom with the second floor having a bedroom. The property benefits from double glazing and electric heating throughout.

Outside there is driveway parking to the front of the house and a delightful enclosed garden to the rear.



- Mid terraced property
- Double glazing
- Sitting room with wood burning stove
- Spacious enclosed garden
- Kitchen diner
- Electric heating
- Three double bedrooms
- Road links to the A590
- Family bathroom
- Off road parking



## 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.









## OUTSIDE

An enclosed garden to the rear which has a gravelled area with ample space for garden furniture.

## OFF ROAD PARKING

## EPC RATING G

## SERVICES

Mains electric, mains water, mains drainage.

## COUNCIL TAX: 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













## THW Estate Agents

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