



Tower Cottage Cavendish Street, Cartmel  
£375,000



## Tower Cottage Cavendish Street

Cartmel, Grange-Over-Sands

Located in the heart of Cartmel, this mid terraced house is just a short walk from the village's shops, cafes, and the famous racecourse. The village is known for its historic streets, charming atmosphere, and strong sense of community, while the surrounding countryside offers scenic walks and easy access to the Lake District. It is an ideal spot for those looking to enjoy village life with countryside beauty on the doorstep.

The house itself has good bones and plenty of potential and will benefit from some updating. The main reception room is cozy and spacious, with natural light and an exposed stone fireplace with a wood burning stove. The open layout leads through to the kitchen, which has solid cabinetry and ready for modernisation if desired and a sun room and store.

There are three double bedrooms upstairs and are all good sizes with scope for personalisation. The family bathroom has a separate bath and shower.

This property is ideal for buyers looking for a home in Cartmel with character and potential. It is well located, practical, and versatile, with some care and investment has the potential to bring it back to its best.

EPC Rating E. Council Tax currently Band E.

### RESTRICTIONS

This property is Grade 2 listed

- Located in the heart of Cartmel, within walking distance of shops and cafes
- Mid terraced Grade 2 listed house with solid period bones and potential for modernisation
- Spacious main reception room with wood burning stove
- Open plan layout connecting the reception room to the kitchen
- Kitchen with solid cabinetry and space for personalisation
- Three double bedrooms upstairs
- Family bathroom with separate bath and shower
- Period charm throughout
- Great access to the wider Lake District
- Practical and versatile layout, offering scope for personalisation and improvement

Leave Grange in the direction of Cartmel via Grange Fell Road, pass the Golf Club and at the junction turn right in to Hags Lane. At the end of Hags Lane turn right on to Aynsome Road and turn left in to Priest Lane. Pass Cartmel Priory on the left and merge in to Cavendish Street where Tower Cottage is the last of the terraced cottages on the right immediately before the stone arch.

#### 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.





#### **PORCH**

3' 3" x 3' 6" (0.98m x 1.07m)

#### **SITTING ROOM**

12' 6" x 11' 3" (3.80m x 3.44m)

#### **KITCHEN**

9' 9" x 9' 0" (2.97m x 2.75m)

#### **SUNROOM**

14' 4" x 10' 0" (4.38m x 3.05m)

#### **STORE ROOM**

7' 10" x 7' 9" (2.38m x 2.37m)

#### **FIRST FLOOR LANDING**

#### **BEDROOM**

10' 10" x 18' 6" (3.30m x 5.65m)

#### **BEDROOM**

8' 8" x 11' 11" (2.65m x 3.64m)

#### **BEDROOM**

11' 8" x 11' 11" (3.56m x 3.64m)

#### **BATHROOM**

9' 3" x 7' 10" (2.81m x 2.40m)

#### **CLOAKROOM**

5' 9" x 3' 1" (1.74m x 0.93m)



#### **SERVICES**

Mains electric, water and drainage.

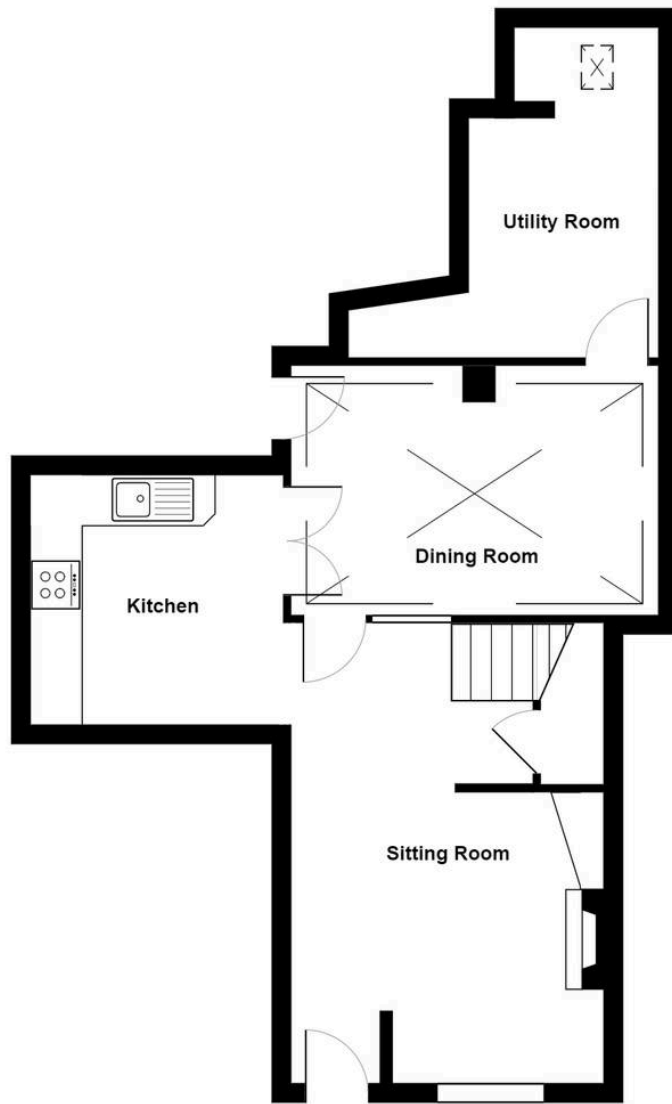
Council Tax band currently E

Tenure: Flying Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Ground Floor

Tower Cottage, Cavendish Street, Cartmel, Grange-over-sands

Total Area: 115.3 m<sup>2</sup> ... 1242 ft<sup>2</sup>

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

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