



## Bank Court, The Square

£560,000



## Bank Court

The Square, Grange-Over-Sands

This beautifully characterful Grade II listed terraced cottage is set right in the heart of Cartmel Square, one of the most sought after and picturesque village locations in the Lake District. Positioned within a vibrant conservation area, the property is just moments from independent shops, cafés, restaurants and scenic walks, offering an exceptional lifestyle setting with everything on the doorstep. The cottage forms part of the village's historic fabric, combining period charm with a wonderfully central position.

Once inside, the property opens into a warm and inviting layout full of personality and original features. The lounge provides a cosy reception space with a wealth of character, ideal for relaxing after a day in the village. A separate dining room offers an excellent additional reception area, perfect for entertaining or family meals, while enjoying the charm of the building's historic proportions. The kitchen is well fitted with a Flavel gas hob, wine fridge, standalone fridge freezer and washing machine, offering a practical and well equipped space within a traditional setting. A useful cellar provides further storage and adds to the versatility of the home.

The property offers three well proportioned double bedrooms, all filled with character and natural light. The master bedroom is particularly impressive, featuring an en-suite shower room, dressing room and attractive window seat, creating a comfortable and private retreat. The upper floor also includes a flexible attic space currently used as a snug/cinema room, along with a separate WC, adding further practicality and versatility to the accommodation.



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Outside, the property has a small seating area to the rear providing a simple spot to sit out and enjoy a morning coffee. With such a central Cartmel location everything the village has to offer is immediately accessible on foot.

Throughout the property, there is a strong sense of individuality, with a quirky and interesting layout that reflects its historic origins. Period features and the overall charm of the building sit comfortably alongside its practical modern touches, creating a home that is both characterful and functional. Overall, this is a rare opportunity to acquire a distinctive and characterful home in an outstanding Cartmel Square position, offering village living at its very finest in the heart of one of the Lake District's most desirable destinations.

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### EPC RATING D

**COUNCIL TAX BAND** currently Band TBC

Currently a holiday let

**TENURE: FLYING FREEHOLD** ask agent

### 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.

## KEY FEATURES

- Charming Grade II listed terraced cottage full of character, positioned right in the heart of Cartmel Square within a sought after conservation area
- Kitchen fitted with a Flavel gas hob, wine fridge, standalone fridge freezer and washing machine, offering a well equipped and practical cooking space
- Lounge is a well proportioned and inviting reception room, full of character and ideal for relaxing or entertaining
- Separate dining room providing a great additional reception space, ideal for family meals or hosting guests
- Three double bedrooms offering comfortable and versatile sleeping accommodation within a quirky and characterful layout
- The master bedroom benefits from an en-suite shower room and dressing room
- Family bathroom and a dressing room add further flexible space, there is also a separate WC is located within the attic room
- Other features include a cellar providing useful storage and an additional attic snug room, ideal for hobbies or occasional use
- Outside there is a small seating area within a courtyard reflecting the property's central village position
- Highly desirable Cartmel village location, set directly in the Square with immediate access to shops, cafés and restaurants, offering a truly central lifestyle setting





#### KITCHEN

17' 4" x 8' 11" (5.28m x 2.73m)

#### LIVING ROOM

14' 3" x 13' 6" (4.34m x 4.11m)

#### DINING ROOM

13' 11" x 12' 2" (4.23m x 3.70m)

#### CELLAR ROOM

15' 5" x 14' 7" (4.69m x 4.45m)

#### HALLWAY

3' 7" x 3' 5" (1.08m x 1.05m)

#### BEDROOM

15' 3" x 11' 7" (4.65m x 3.52m)

#### SHOWER ROOM

13' 8" x 6' 4" (4.16m x 1.93m)

#### BEDROOM

14' 3" x 13' 7" (4.34m x 4.14m)

#### BATHROOM

11' 8" x 6' 7" (3.56m x 2.00m)

#### DRESSING ROOM

10' 10" x 7' 2" (3.31m x 2.19m)

#### LANDING

10' 5" x 3' 0" (3.17m x 0.92m)

#### BEDROOM

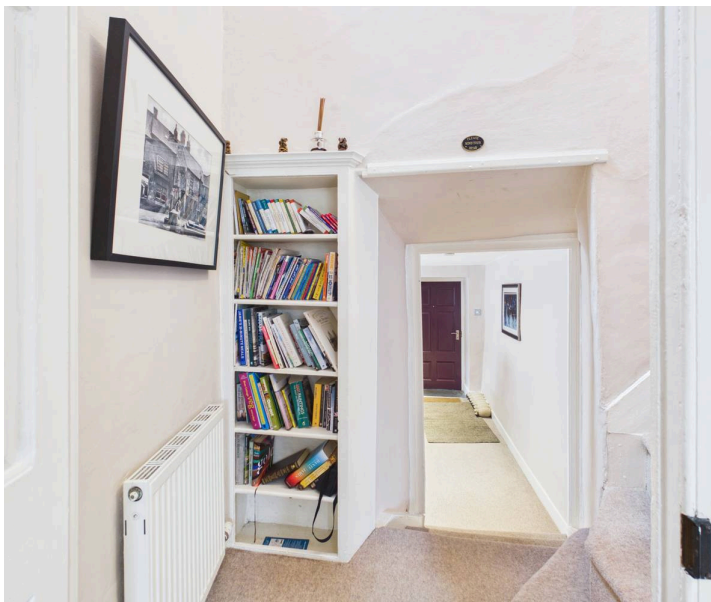
13' 8" x 12' 0" (4.16m x 3.65m)

#### CINEMA ROOM

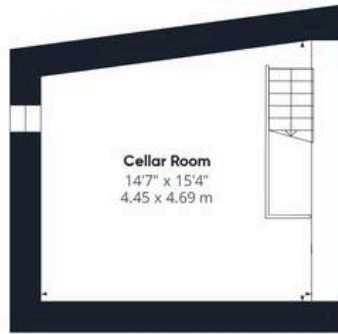
13' 7" x 12' 7" (4.14m x 3.83m)

#### WC

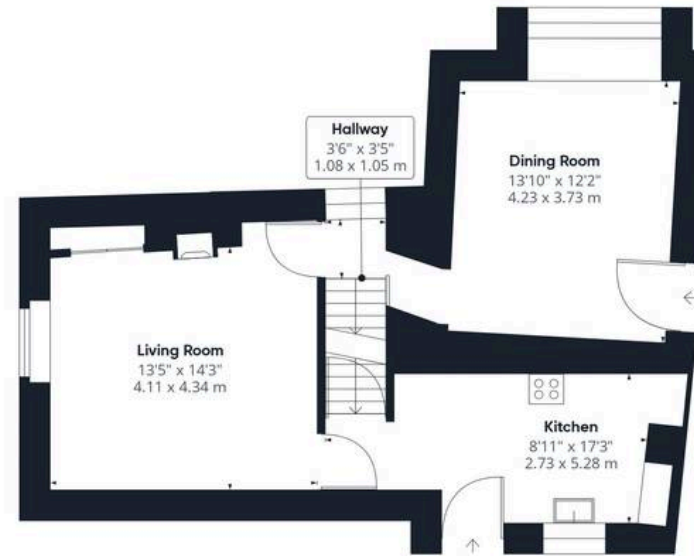
4' 8" x 4' 5" (1.41m x 1.34m)







Floor -1



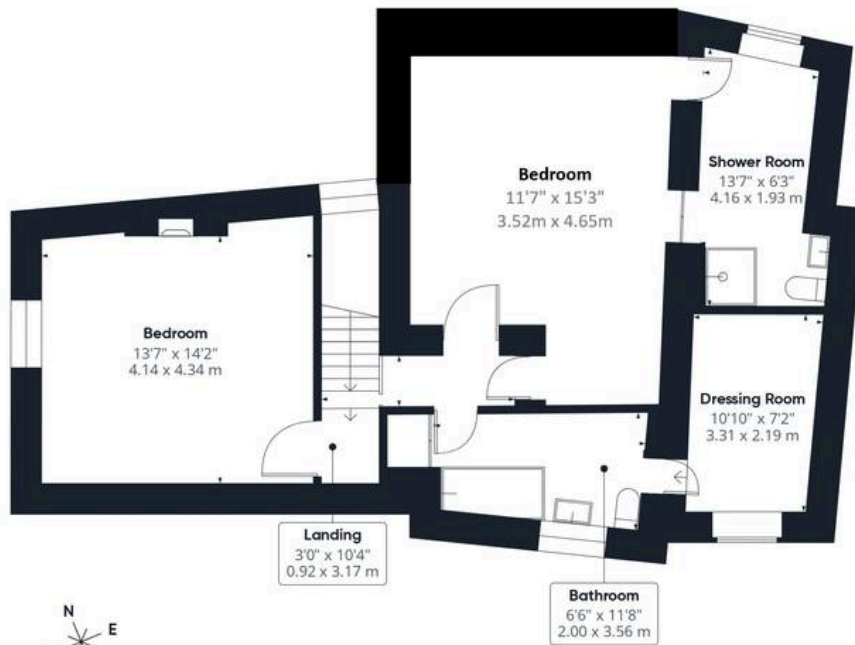
Ground Floor

**Approximate total area<sup>(1)</sup>**

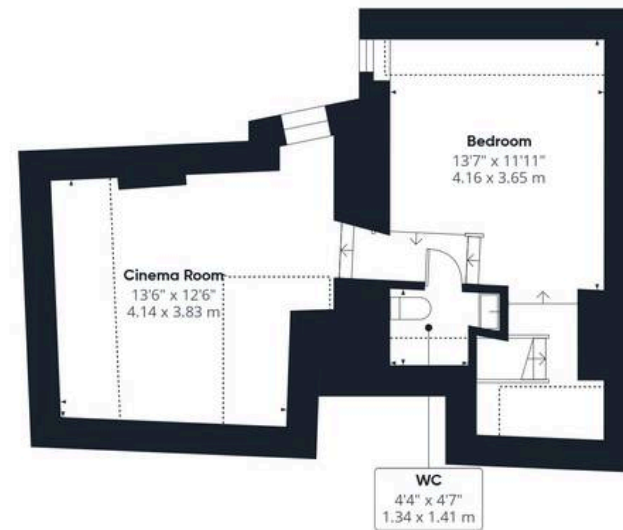
1683 ft<sup>2</sup>  
156.4 m<sup>2</sup>

**Reduced headroom**

124 ft<sup>2</sup>  
11.5 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## THW Estate Agents

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