



3 High House, Newton In Cartmel
£300,000



3 High House

Newton In Cartmel, Grange-Over-Sands

Occupying a delightful position within the sought-after village of Newton in Cartmel, this charming character cottage offers beautifully presented accommodation, attractive gardens and far-reaching countryside views. Currently operating as a successful holiday let, the property presents an excellent opportunity for those seeking either a permanent home, second home or investment property. The village enjoys excellent access to Grange-over-Sands, Kendal, Windermere and the A590, whilst still retaining a peaceful rural setting.

Arranged over three floors, the accommodation is full of warmth and character. The ground floor features a cosy sitting room centred around a log burning stove, creating an inviting space to relax, whilst the kitchen dining room provides a practical and sociable setting for everyday living.

The first floor offers a double bedroom together with a bathroom, whilst the second floor is dedicated to a further double bedroom enjoying spectacular views across the surrounding countryside.

Externally, the property benefits from a delightful rear garden incorporating lawned areas, patio seating spaces and a charming summer house, all perfectly positioned to enjoy the peaceful surroundings and attractive outlook. A useful outdoor store provides additional practicality, whilst an allocated parking space completes the property.

Combining character, views and lifestyle appeal, this is a wonderful opportunity to acquire a cottage within one of South Lakeland's most desirable village settings, perfectly placed for both countryside living and convenient access to the wider Lake District.

- Charming character cottage arranged over three floors
- Cosy sitting room with log burning stove
- Kitchen dining room ideal for everyday living
- Two double bedrooms
- Stunning countryside and fell views
- Attractive enclosed garden with patio seating areas
- Summer house and useful outdoor storage
- Allocated parking space
- Successful holiday let with excellent potential
- Desirable Newton in Cartmel location with excellent access to Grange-over-Sands, Kendal, Windermere and the A590

WHAT3WORDS:///locating.messaging.screeches

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





ROOM MEASUREMENTS:

LIVING ROOM

19' 7" x 9' 2" (5.97m x 2.80m)

KITCHEN

17' 3" x 10' 10" (5.27m x 3.29m)

FIRST FLOOR LANDING

5' 10" x 5' 3" (1.78m x 1.60m)

BEDROOM

11' 1" x 10' 2" (3.37m x 3.10m)

BATHROOM

5' 8" x 4' 11" (1.72m x 1.51m)

SECOND FLOOR LANDING

11' 1" x 4' 10" (3.37m x 1.48m)

BEDROOM

12' 2" x 11' 1" (3.71m x 3.37m)

STORAGE ROOM

5' 8" x 4' 5" (1.73m x 1.34m)



SERVICES

Mains electric, mains gas, mains water, mains drainage
EPC RATING TBC

COUNCIL TAX BAND currently as business rates

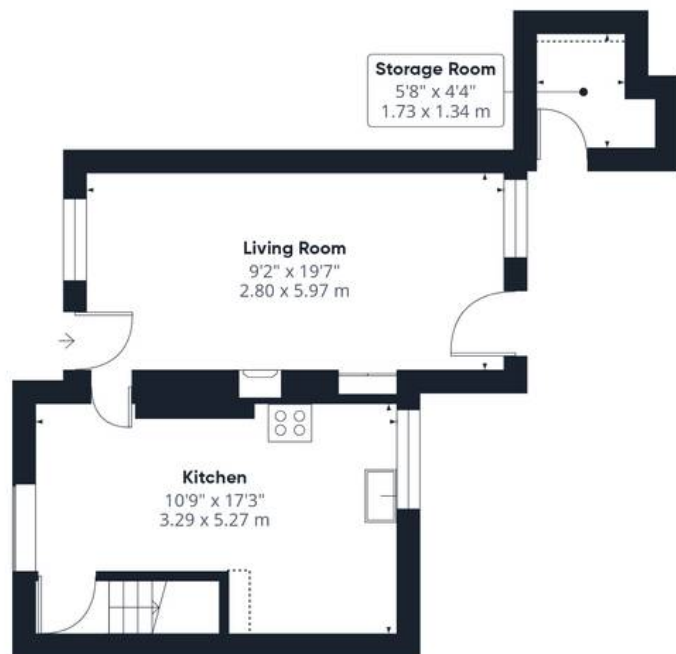
TENURE: FREEHOLD

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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

757 ft²

70.4 m²

Reduced headroom

19 ft²

1.7 m²

(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



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