



WALNUT COTTAGE, FIELD BROUGHTON, GRANGE-OVER-SANDS,
CUMBRIA, LA11 6HW
£700,000

MILNE MOSER
SALES + LETTINGS

- Character Beams and Latch Doors
- Attractive Leaded Internal Windows and Doors
- Double Glazed (less landing windows)
- Oil Fired Central Heating
- Two Off Road Parking Areas
- Detached Garage



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GARAGE &
PARKING

OVERVIEW

Nestled on the fringes of the pretty hamlet of Field Broughton lies Walnut Cottage, an attractive white painted three bedroom property with charm and character in abundance. Having been converted and extended from the original shippen to the adjoining farmhouse, the layout suits modern living with plenty of space for everyone. A family kitchen/diner welcomes you into the property and there are three reception spaces - two of which have views over the perfectly laid out garden. There are two hearty woodburners on the ground floor, perfect for keeping winter chills at bay and adding a cosy ambience. The first floor boasts three double bedrooms plus a chic bathroom with claw foot bath.

Outside the cottage continues to impress - a generous well maintained lawn is edged with deep flower filled borders, the patio has a wisteria covered gazebo and there is a separate vegetable patch. If buyers require more space, there is a paddock/field of approximately an acre also included.

LOCATION

Walnut Cottage is located within the Lake District National Park, a UNESCO World Heritage Site, and is approximately two miles from Cartmel Village centre. Cartmel boasts Michelin Star restaurants, traditional pubs, historic Cartmel Priory and the famous Sticky Toffee Pudding Shop. There





are both primary and secondary schools and a GP surgery in the village. Cartmel Racecourse hosts a number of events through the year making it a popular destination for both locals and visitors and the wider Lake District National Park is easily reached via the A590.

ACCOMMODATION

Entering at the side of the house through the porch, you are immediately impressed with the exposed beams and cottage charm of the kitchen diner. Farmhouse style units complement the property perfectly and are topped with polished quartz worktops and there are a number of integrated appliances. Warm oak flooring runs through into the dining area where the woodburner is a central feature. An internal window faces into the sun/boot room with glimpses over the garden and there is a quirky ornate understairs cupboard. Moving into the sitting room, a wonderful space for relaxing with friends and family, again the woodburner is a lovely feature and additional natural light floods in from the adjoining garden room. Ideal for bird watching or quiet time with a book, the garden room has doors to the patio, a contemporary yet practical wood effect tile flooring and a radiator ensuring it can be used year round. Completing the ground floor is the sun room/boot room, perfect for storing wet coats and shoes or as a third seating area.



Once on the first floor, the charm and character is combined with a light filled landing with views over the garden. A double cupboard provides storage. On the left is the first of the three double bedrooms, dual aspect with a lovely view towards open fields and a double built-in cupboard. The second bedroom has a sink unit and a shower cubicle, ideal for guests or busy family mornings and the third bedroom is at the end of the landing and again is dual aspect. The family bathroom impresses with a free standing claw foot bath, period wash stand style basin and a WC. The half height tiling to the walls continues seamlessly onto the floor and there is a traditional towel rail/radiator plus underfloor electric heating.

Outside, Walnut Cottage has space for everyone. The rear garden is enclosed with a level lawn bounded by deep borders filled with cottage style planting. A small wildlife pond has been added with a water feature and there is a good sized patio with a wisteria covered gazebo. A gate leads into a second area dedicated to produce and there is access to the paddock/field of approximately an acre. At the front are two parking areas with space for three cars plus a detached garage with power and light connected and an electric roller door. A really charming plot, designed and maintained by the vendors perfectly.

DIMENSIONS

Dining Kitchen 13' 10" x 20' 1" (4.22m x 6.12m)

Sitting Room 16' 8" x 17' 2" (5.07m x 5.22m)

Garden Room 12' 5" x 9' 4" (3.78m x 2.64m)

Sun Room/Boot Room 12' 9" x 10' 0" (3.89m x 3.06m) max

Bedroom 10' 6" x 11' 10" (3.21m x 3.62m)

Bedroom 8' 7" x 12' 8" (2.62m x 3.87m) plus shower area

Bedroom 7' 11" x 16' 2" (2.40m x 4.93m)

Bathroom 9' 7" x 7' 8" (2.91m x 2.34m) max

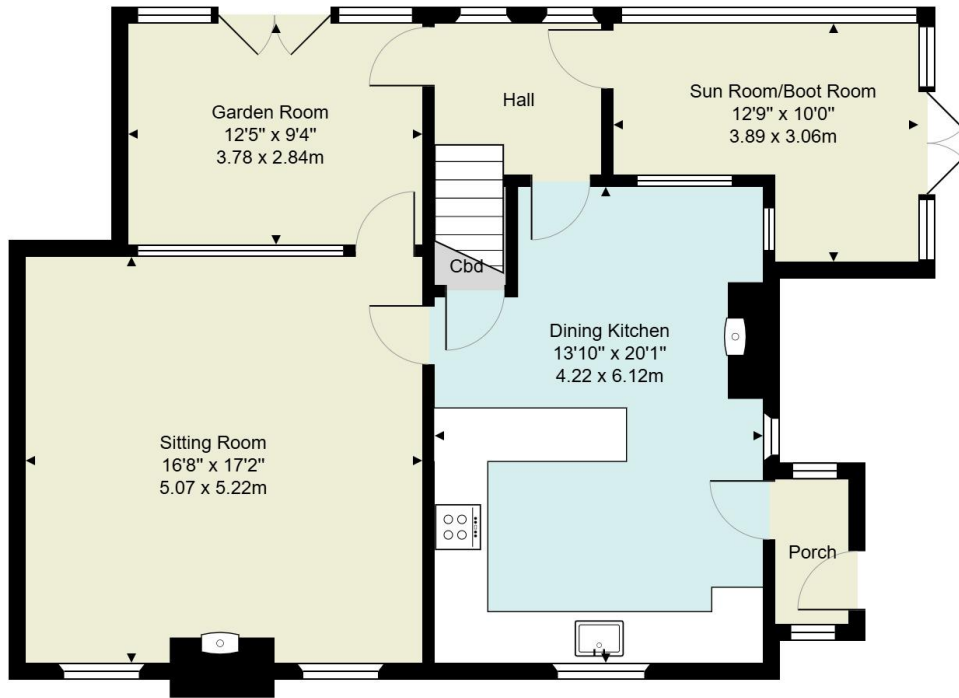
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Garage 9' 11" x 17' 11" (3.02m x 5.46m)

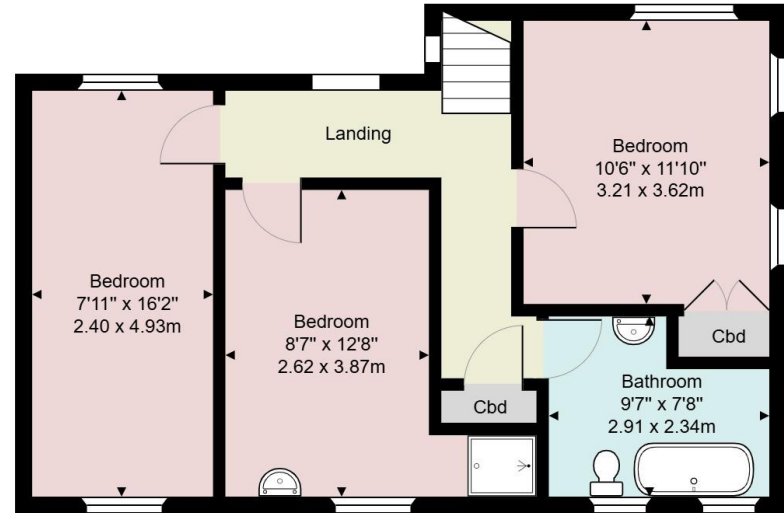








Ground Floor



1st Floor

Approx. Total Area: 1458 ft² ... 135.4 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

ESSENTIAL INFORMATION

Services: Mains Water and Electricity. Oil Fired Central Heating. Shared Private Drainage with the adjoining property - Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: E

EPC Grading: E

DIRECTIONS

Leaving Cartmel on Aynsome Road, proceed out of the village into countryside. Continue to the left as the road divides at Longlands Farm Cottages onto Pease Close Lane. Turn right by the bus shelter onto the country lane with the property just a short distance along to the right hand side.

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To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

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