



4 THE COACH HOUSE, FIELD BROUGHTON, GRANGE-OVER-SANDS,
CUMBRIA, LA11 6HL
£195,000

MILNE MOSER
SALES + LETTINGS

- Feature Arch Window Overlooking Countryside
- Double Glazed
- Electric Heating
- Garage and Two Parking Spaces
- No Onward Chain



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GARAGE &
PARKING

OVERVIEW

Having light filled rooms and a sense of elegance, this first floor apartment is perfect for buyers looking for a low maintenance home surrounded by countryside and beautiful communal gardens. Grade II Listed, The Coach House is the former stables to the nearby Broughton Lodge and dates back to the late 1700s - the preserved exterior sets the tone and internally, the apartment has been recently redecorated - ready to move into.

LOCATION

The Coach House is located within the Lake District National Park, a UNESCO World Heritage Site, and is just under 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

Approaching the property across the courtyard terrace at the front, a smart red painted door leads into the shared ground floor hallway. Stairs lead to the first floor and a private door into the apartment. Once inside, a cupboard provides space for coats and shoes and houses the hot





water cylinder. Attractive wood style laminate flooring runs through towards the lounge and kitchen space and there is a wall mounted secure intercom phone to buzz in visitors.

The lounge is semi open plan with the kitchen, ideal for social meals and is light and bright with a large feature arched window - the view is lovely across trees towards the parkland grounds of Broughton Lodge and The Coach House development. The adjoining kitchen is fitted with cream farmhouse style units with contemporary grey worktops with wood style trim and a circular sink. There is an electric hob, electric oven, space for a fridge and plumbing for a washing machine.

The double bedroom is at the rear of the property overlooking the formal communal gardens. There is a built in cupboard/wardrobe for storage. The shower room is light and airy and fitted with a modern suite. The quadrant shower enclosure is a good size and fitted with a Mira Sprint shower plus there is a stylish stone countertop basin set to a polished plinth - a lovely feature.

Outside, the carefully maintained gardens are a delight. Planted in a formal fashion, retaining the character of the surrounding buildings and walls. A terrace at the front has intricate inlay paving and well planted urn pots. The level lawn at the rear is perfect for residents to relax plus there are flagged seating areas and mature flower and evergreen borders. Across the driveway is further area, beneath trees, for residents to sit out and enjoy the countryside views.

Within a block is a good sized garage with mezzanine floor, rooflight and up and over door. There is space in front for two cars to park one behind the other. The garage is on the far left of the block.



DIMENSIONS

Lounge 11' 7" x 10' 4" (3.52m x 3.16m)

Kitchen 7' 4" x 6' 2" (2.25m x 1.89m)

Bedroom 11' 7" x 7' 1" (3.52m x 2.16m)

Shower Room 7' 4" x 5' 7" (2.25m x 1.70m) max

Garage 9' 7" x 17' 11" (2.92m x 5.46m)

DIRECTIONS

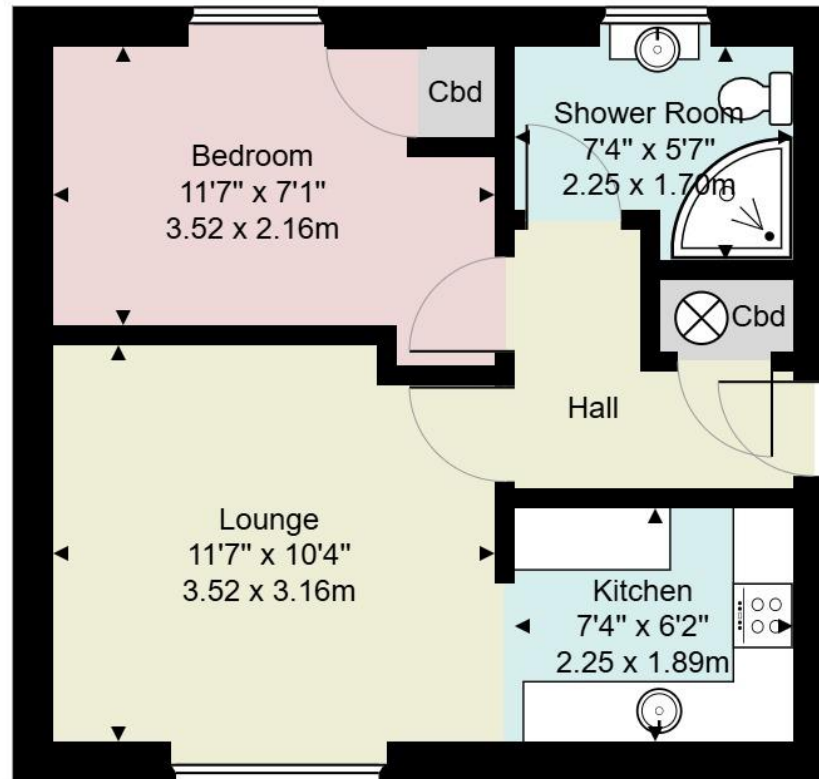
Leaving Cartmel on Aynsome Road, proceed out of the village into countryside. Bear right at the junction with Longlands Farm onto Green Lane and signposted Kendal/Lancaster. The turning for The Coach House is on the left hand side. Follow the driveway past the property and into the courtyard at the rear - the garage and parking is the first on the left hand side.

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1st Floor

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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Milnthorpe Team

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

ESSENTIAL INFORMATION

Services: Mains Water and Electric. Drainage via Shared Septic Tank, maintained by Management Company. Electric Heating/Storage Heaters. Full Fibre Broadband.
 Tenure: Leasehold. Balance of 999 Year lease from 25/03/1987. Residents each have a share of the Freehold.
 Management Charge of £108 per month.
 Council Tax Band: B
 EPC Grading: D

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