



Haggwood Hags Lane, Cartmel

£550,000





## Haggswood Hagg Lane

Cartmel, Grange-Over-Sands

Nestled within substantial private grounds, on the fringes of the ever popular, picturesque Lakeland village of Cartmel is this appealing detached property boasting a dormer bungalow design presenting a rare opportunity to acquire a fine home in a sought-after location. Cartmel village offers a plethora of facilities including the famous Michelin starred restaurant L'Enclume and Grange Fell Golf Club, as well as the 12th Century Priory and the iconic Cartmel racecourse. Haggswood is also conveniently placed for road links to the M6 motorway and the Lake District National Park and also Grange-over-Sands where the amenities include shops, cafes, a post office, butchers and the railway station linking you to Manchester Airport.

The entrance hall opens up to all the principal rooms on the ground floor with a fabulous sitting room with log burner which opens to the sun room with direct access on to the decked balcony seating area perfect for enjoying the serene surroundings. There is a bright and airy breakfast kitchen with a range cooker and a great sized utility room. The ground floor double bedroom with fitted wardrobes is complimented by the well appointed family bathroom and the dining room could easily be utilised as a further ground floor bedroom. Head upstairs to find two great sized double bedrooms with one having ample storage and the other having a modern en suite shower room.

Outside, this property truly shines with its fabulous surrounding gardens and grounds, featuring an original lime kiln that adds a touch of historic charm and further enhances the character of the property. The expansive outdoor space offers endless possibilities for relaxation and entertainment, with lush lawns, decking areas, shrubs, trees, and a rock outcrop creating a picturesque backdrop and an enchanting outdoor oasis. The large garage offers ample space for at least four vehicles, whilst the driveway offer ample parking to ensure convenience for residents and guests alike and there is an additional area offering additional parking space suitable for a boat, making it a haven for those who love to spend time on the water.

The property has been redecorated throughout with new wood flooring and carpets downstairs yet **Still** offers the potential for further enhancement with planning permission being granted for an extension to the main house and by way of an added bonus permission has been granted to converted the substantial garage in to a two bed maisonette with kitchen and garage space, further information can be found by visiting Westmorland and Furness Council citing reference number SL/2022/0784. Being thoughtfully maintained and benefiting from double glazing and gas central heating for year-round comfort. Whether you're looking to relax surrounded by nature or host gatherings with loved ones, this exceptional property offers a harmonious blend of comfort, style, and potential, making it a truly standout residence.





#### **HALLWAY**

23' 3" x 4' 0" (7.08m x 1.23m)

#### **SUNROOM**

15' 9" x 6' 6" (4.81m x 1.97m)

#### **SITTING ROOM**

16' 6" x 11' 0" (5.02m x 3.36m)

#### **KITCHEN**

11' 4" x 11' 2" (3.46m x 3.40m)

#### **UTILITY ROOM**

13' 5" x 6' 4" (4.08m x 1.94m)

#### **DINING ROOM**

12' 3" x 9' 8" (3.73m x 2.94m)

#### **BEDROOM**

16' 11" x 10' 9" (5.16m x 3.27m)

#### **BATHROOM**

15' 5" x 6' 1" (4.71m x 1.86m)

#### **REAR PORCH**

10' 5" x 3' 4" (3.18m x 1.01m)

#### **FIRST FLOOR LANDING**

5' 10" x 2' 9" (1.77m x 0.83m)

#### **BEDROOM**

15' 9" x 11' 10" (4.81m x 3.60m)

Upstairs

#### **EN SUITE**

6' 3" x 4' 10" (1.90m x 1.48m)

#### **BEDROOM**

12' 9" x 10' 10" (3.88m x 3.29m)

Upstairs bin cups



- Detached dormer bungalow within substantial, private grounds
- Planning permission granted for an extension and garage conversion
- Three double bedrooms, two with built in storage
- Dining room or potentially a fourth bedroom
- Breakfast kitchen with range cooker and a great sized utility room
- Sitting room with log burner leading to the sun room with access to the balcony
- Fabulous surrounding gardens and grounds with an original lime kiln
- Family bathroom to the ground floor and en suite shower room
- Well maintained with double glazing and gas central heating
- Large garage with the capacity for at least four vehicles and two driveways

#### COUNCIL TAX BAND F

#### SERVICES

Mains electric, gas and water, non mains drainage.

#### EPC RATING D

**Tenure:** Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

#### DIRECTIONS

From our Grange office proceed down Main Street and cross over on to Grange Fell Road, continue, passing the Grange Fell Golf Club and at the junction turn right on to Hagg Lane. Proceed to find Haggwood being the fifth property on the right after the Uplands Inn.

#### 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.

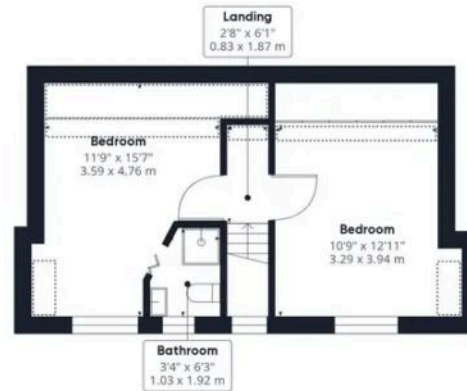








Ground Floor Building 1



Floor 1 Building 1

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

1458.2 ft<sup>2</sup>  
135.47 m<sup>2</sup>

**Reduced headroom**

233.59 ft<sup>2</sup>  
21.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

# THW Estate Agents

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