



2 High House, Newton In Cartmel
£340,000



2 High House

Newton In Cartmel, Grange-Over-Sands

A well proportioned 17th century mid terraced cottage, well positioned in the pretty village of High Newton. Over the last 3 years several improvements have been made such as the installation of double glazing windows, new flooring, electric heating, wood burning stove, and a new kitchen and bathroom.

Pleasantly located in The Lake District National Park, within a 2 minute walk you will be at the Michelin starred pub, Heft. Whilst highly regarded Cartmel is within a 7-minute drive away, with famous L'Enclume, as well as a plethora of pubs and cafes and the Cartmel racecourse.

High Newton is also conveniently placed for the many amenities on offer in Grange-over-Sands, Windermere and Kendal, making this property a great home or a successful holiday let.

The well presented accommodation briefly comprises a entrance hall, sitting room with wood burning stove and dining kitchen to the ground floor. The first floor offers two double bedrooms and a newly fitted bathroom with the second floor having another large double bedroom.

Outside there is driveway parking to the front of the house and a delightful enclosed garden to the rear with newly installed fencing and slate gravel for easy maintenance

Council Tax band: D

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

4' 9" x 4' 8" (1.45m x 1.43m)

Both max. Single glazed door, stone features, wood flooring.

SITTING ROOM

18' 11" x 14' 8" (5.77m x 4.48m)

Both max. Double glazed window, electric radiator, wood burning stove, wood flooring.

KITCHEN/DINER

20' 8" x 11' 1" (6.31m x 3.38m)

Both max. Single glazed door to garden, double glazed window, electric radiator, good range of base units, stainless steel sink, integrated oven, hob with extractor/filter over, space for fridge freezer, plumbing for washing machine, tiled splashback, built in cupboard, exposed beams, stone features.

FIRST FLOOR

BEDROOM

13' 8" x 12' 8" (4.17m x 3.86m)

Both max. Double glazed window, electric radiator, fitted wardrobe.

BEDROOM

11' 0" x 10' 2" (3.36m x 3.10m)

Both max. Double glazed window, electric radiator, eaves storage.

BATHROOM

8' 9" x 5' 8" (2.66m x 1.73m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled walk in shower with thermostatic shower fitment, partial tiling to walls, extractor fan, recessed spotlights, tiled flooring.

LANDING

15' 1" x 10' 4" (4.60m x 3.16m)

Both max. Built in cupboard housing hot water cylinder.





SECOND FLOOR

BEDROOM

14' 8" x 6' 1" (4.46m x 1.85m)

Both max. Double glazed Velux window, electric radiator, fitted wardrobe.

LANDING

6' 1" x 5' 6" (1.85m x 1.67m)

Both max.

EPC RATING G

SERVICES

Mains electric, mains water, mains drainage.





GARDEN

An enclosed garden to the rear which has a gravelled area with ample space for garden furniture.

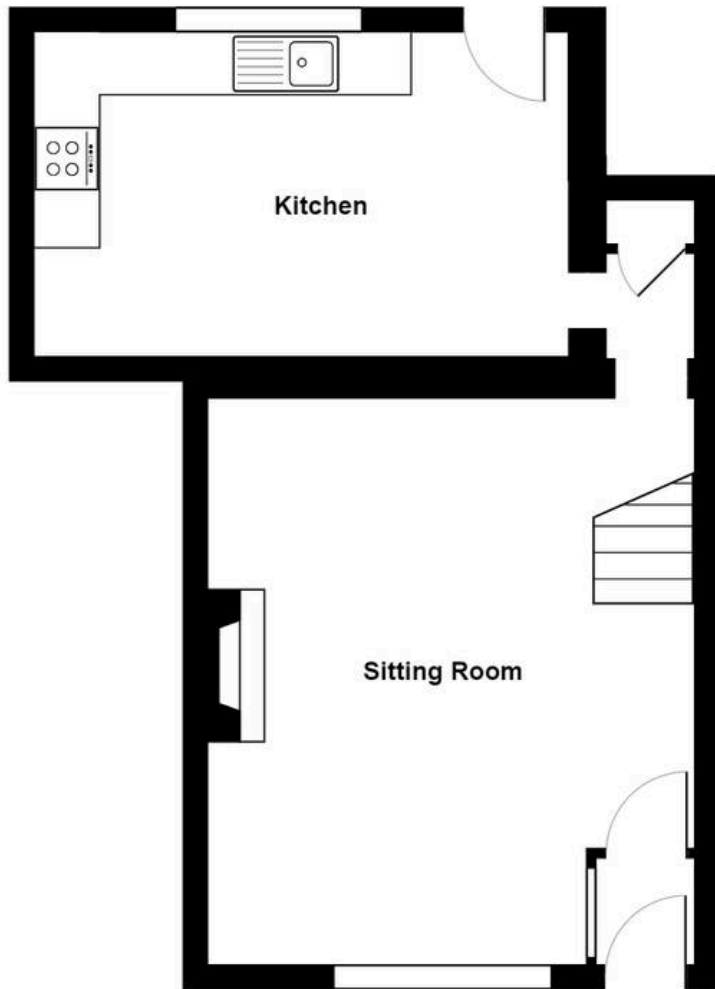
Off street

1 Parking Space

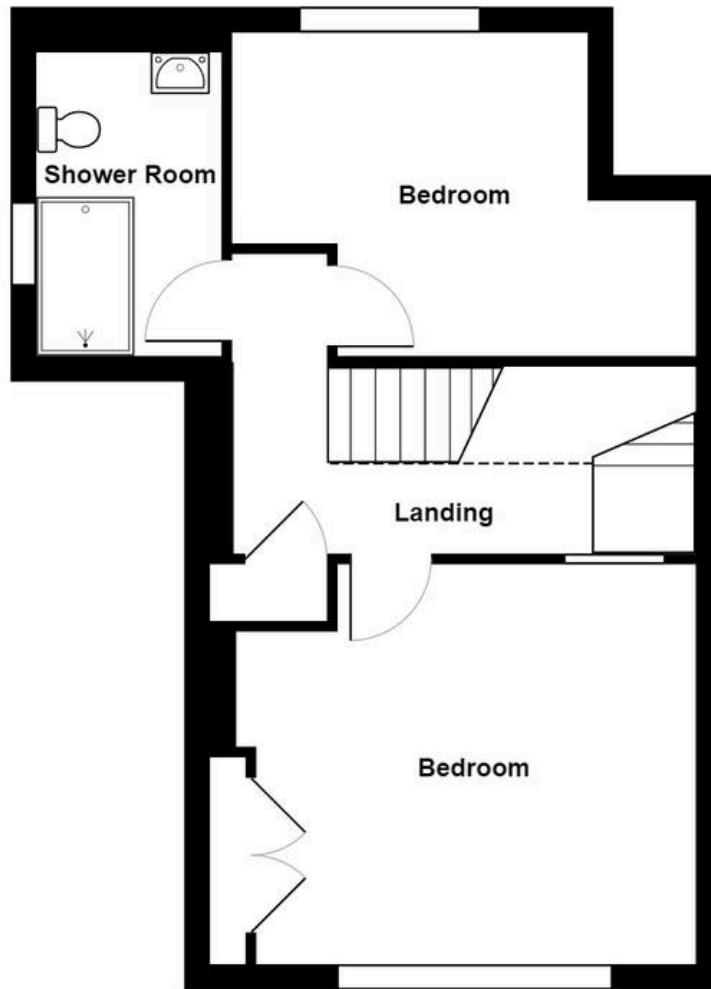
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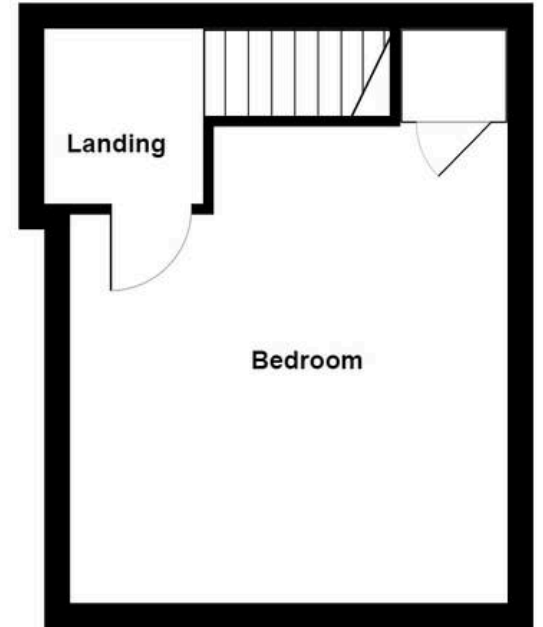




Ground Floor



First Floor



Second Floor

2 High House, Newton In Cartmel

Total Area: 101.6 m² ... 1093 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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