



ROYAL OAK BARN, THE SQUARE, CARTMEL, GRANGE-OVER-SANDS, LA11 6QB  
**£595,000**

**MILNE MOSER**  
SALES + LETTINGS



ROYAL OAK BARN  
THE SQUARE  
CARTMEL  
GRANGE-OVER-SANDS  
LA11 6QB



4



1



3



-

OVERVIEW

Situated in the heart of the desirable village of Cartmel, this unique barn conversion offers a versatile layout and is larger than expected.

The accommodation is over two floors with the impressive double height living/dining and kitchen space to the first floor - perfect for looking out over the garden - and is perfect for entertaining. The four bedrooms are across the ground floor with two having both ensembles and double doors to the garden. Thought and practicality is evident throughout with the addition of a utility room, walk in pantry and lots of built in storage. Externally, the property benefits from a generous enclosed garden. The level lawn is great for kids and pets and there is a patio space close to the house.

LOCATION

Situated close to the historic Square, the property is accessed via a yard to the side of The Royal Oak pub. Buyers looking for a second home/rental investment will struggle to find a more central position. Cartmel is a desirable area and is located approximately 20 minutes drive from both junction 36 of the M6 and Windermere. Home to two Michelin star restaurants, Cartmel also boasts to its own racecourse, 12th Century Priory, numerous public houses and is the birthplace to the world famous sticky toffee pudding. Unlimited walks and bike rides are on the doorstep and the wider Lake District National Park within easy reach.







#### ACCOMMODATION

From the gravelled front courtyard, a wood door leads into:

#### ENTRANCE HALL

A welcoming entrance to the property with an exposed stone wall and practical slate floor. Stairs lead to the first floor and corridors to either side connect to the bedrooms. Two ceiling lights, a radiator, storage under the stairs and two double glazed windows.

#### OPEN PLAN LIVING/DINING/KITCHEN

40' 2" x 17' 4" (12.24m x 5.29m) overall

An impressive room with vaulted double height ceiling and UPVC double glazed French doors opening to a Juliet balcony. Further double glazed windows face the front aspect and there is a window to the rear. The living area has a corner wood burner, exposed stonework wall, three ceiling lights and two radiators. A couple of steps lead down into the dining and kitchen space. Wood style flooring, three radiators and three ceiling lights and uplighter. The kitchen has been fitted with black gloss base and wall units, wood block style worktops, under unit lighting and a one and a half bowl sink with drainer. Integrated dishwasher, electric oven, grill and microwave and an induction hob. Tiled splashbacks, breakfast bar and a telephone point.

#### PANTRY

4' 2" x 9' 10" (1.27m x 3.01m)

A frosted window to the rear aspect, ceiling light and a radiator.

#### UTILITY ROOM

4' 0" x 7' 10" (1.21m x 2.38m)

A must for busy households, with plumbing for a washing machine, downlights, stable door and shelf.



From the ground floor hallway, corridors lead to either side to the bedrooms.

#### SIDE CORRIDOR

A long corridor with two double built wardrobes with mirrored doors, a radiator and downlights. Exposed stone wall and UPVC double glazed French doors leading to the garden.

#### BEDROOM

14' 7" x 10' 4" (4.45m x 3.14m)

UPVC double glazed French doors lead to the garden. Having a double height ceiling, two contemporary curved vertical radiators and a ceiling light.



#### ENSUITE

6' 8" x 10' 2" (2.02m x 3.11m)

An impressive ensuite, fitted with a freestanding slipper bath, a shower cubicle, vanity wash hand basin and WC. Radiator, chrome heated towel rail, storage alcove and tiling to the walls. Ceiling light to two Velux rooflights.

#### BEDROOM

9' 11" x 11' 5" (3.02m x 3.48m)

UPVC double glazed French doors lead to the garden. Built in cupboard/wardrobe, a ceiling light and radiator.

#### ENSUITE

3' 3" x 7' 5" (.98m x 2.27m)

Fitted with a larger cubicle, concealed cistern WC and a vanity wash hand basin. Fully tiled, there is a heated chrome towel rail and downlights.

A second corridor from the hallway leads to two further bedrooms and a bathroom. There is a radiator and ceiling light. This section of the house has an additional external door and could be separated for visitors if required.

#### BEDROOM

7' 5" x 11' 9" (2.26m x 3.57m)

A double glazed window faces into the courtyard at the front. Built in double wardrobe, wood effect flooring and a radiator. Ceiling light.

#### BEDROOM

8' 9" x 10' 4" (2.68m x 3.15m)

The fourth bedroom also faces into the courtyard and has an exposed stonework wall, a ceiling light and radiator. Double glazed window.

#### SECOND HALLWAY

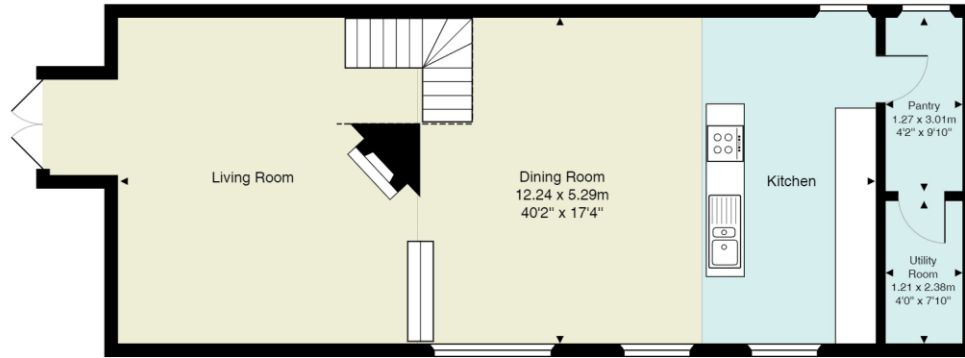
From the fourth bedroom, a second hallway provides external access and there are downlights to the ceiling. The storage cupboard has pipework for a WC.

#### BATHROOM

5' 6" x 7' 1" (1.68m x 2.15m)

Frosted double glazed window to the rear elevation. Fitted with a bath with both fixed head and riser spray, a vanity wash hand basin and WC. Downlights to the ceiling, a radiator and the bathroom is





1st Floor

mostly tiled. A storage/cupboard has a light and houses the Worcester boiler.

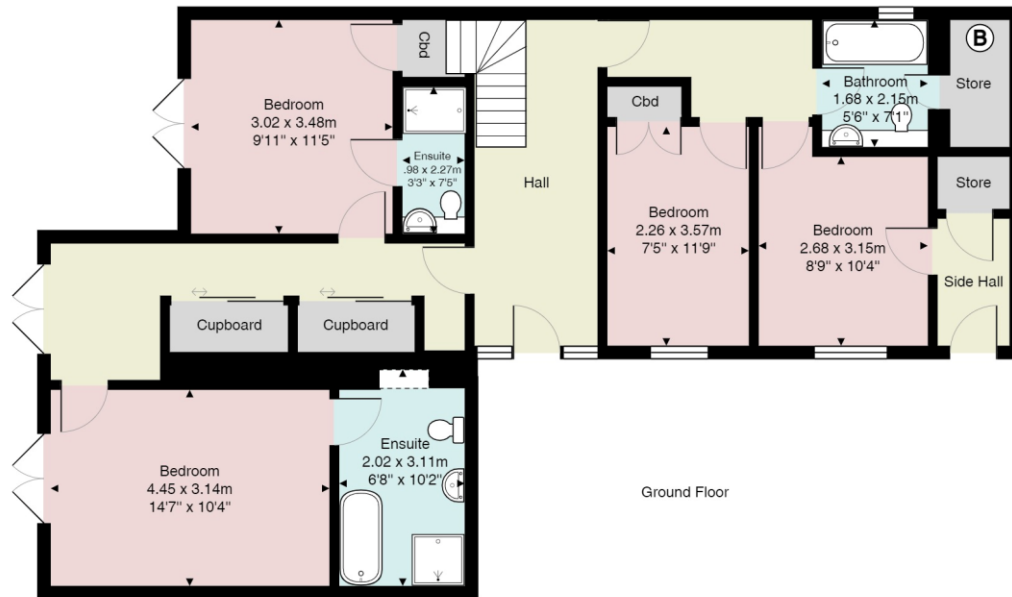
**EXTERNAL**

To the front of the property is a gravelled area with access to neighbouring properties and The Royal Oak pub. To the rear is a good sized lawned garden with mature trees and patio close to the house. External lights and tap. Access for garden waste is via a gate to the side leading through the beer garden of the adjacent pub.

**DIRECTIONS**

Following signs from A590 to Cartmel Priory proceed through Field Broughton and into Cartmel Village. By the Pig and Whistle pub turn right onto The Causeway and then right again towards into the centre of Cartmel. Upon reaching The Square, the property is located to the left hand side accessed via a courtyard between The Perfect English and The Royal Oak pub.

[what3words.com/period.puddings.inch](http://what3words.com/period.puddings.inch)



Ground 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









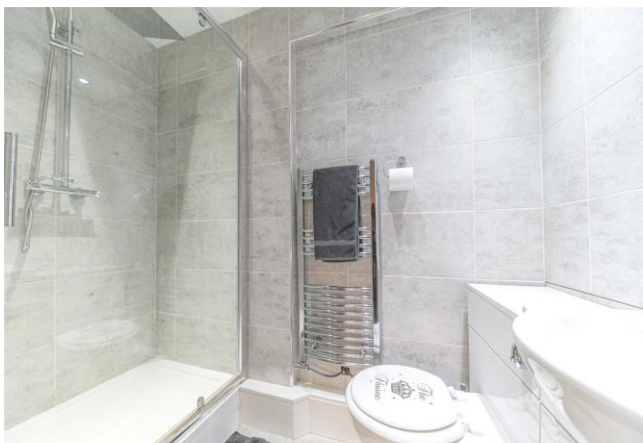
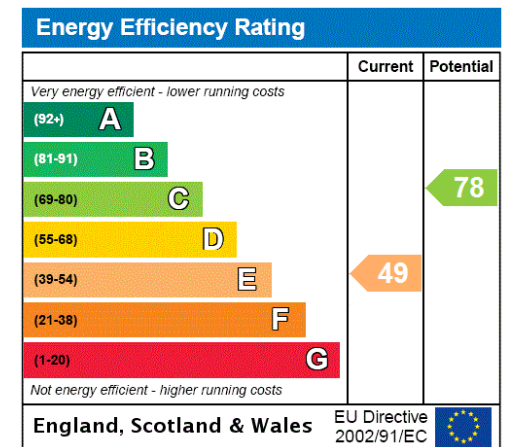
**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: F

EPC Grading: E



**ARRANGE A VIEWING**

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

**Telephone.** 015395 64600

**Email.** milnthorpeproperty@milnmoser.co.uk

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.