



LONGBYRE, CARK IN CARTMEL, GRANGE-OVER-SANDS, LA11 7NS  
**£650,000**

**MILNE MOSER**  
SALES + LETTINGS



LONGBYRE  
CARK IN CARTMEL  
GRANGE-OVER-SANDS  
LA11 7NS



4



2



2



BARN &  
WORKSHOPS

OVERVIEW

Nestled on the fringes of the pretty village of Cark in Cartmel, Longbyre is much more than meets the eye. Offered on the open market for the first time, this deceptive barn conversion has four bedrooms, two bathrooms and huge potential within the outbuildings and adjoining barn. The accommodation is across one level and beautifully presented and maintained both inside and out. Tasteful decor is complemented by gas central heating and double glazing throughout. Storage is in abundance with numerous cupboards and two loft spaces (with potential, subject to planning, for additional accommodation).

The attractive enclosed garden has space for entertaining and play and has been wonderfully planned and tended. Across the drive is a large double height barn, currently used as a car port, plus a utility, workshop and first floor space - for buyers working from home, this offers fantastic potential.

The historic village of Cartmel, famous for its racecourse and of course Sticky Toffee Pudding is under two miles away. Holker Hall and Gardens are approximately 1 mile and the village amenities of a shop, pubs and a post office are within easy walking distance.

ACCOMMODATION

Approaching over the gated gravelled driveway, there is parking and turning with the driveway continuing to the adjacent property. A door with double glazed insert leads into:







#### STUDY/ENTRANCE

13' 3" x 10' 8" (4.03m x 3.20m)

A versatile space, currently used as a light bright study with views over the garden. Wood style laminate flooring, a radiator and a ceiling light. Exposed beam and stone steps leading to the inner hallway.

#### BATHROOM

6' 5" x 9' 10" (1.86m x 2.99m)

Frosted double glazed window. Fitted with a bath with shower over, a vanity wash hand basin and a WC. There is tiling to the walls, an extractor, downlights and a radiator. Above the basin is a mirror with attractive wall lights to either side and there is a built in laundry cupboard with plumbing for a washing machine, vent for a dryer and an extractor.

#### INNER HALLWAY

Two ceiling lights and a radiator.

#### LOUNGE

14' 2" x 17' 4" (4.31m x 5.28m)

A charming room with two double glazed windows with wood lintels overlooking the garden. An Edwardian fire surround provides a focal point and has a tiled inset and hearth and grate for an open fire. A ceiling light, two radiators and exposed beam.

#### BEDROOM FOUR/GUEST BEDROOM

10' 1" x 15' 3" (3.07m x 4.66m)

Two double glazed windows and attractive wood style laminate flooring. Ceiling light, radiator and a built in double cupboard with overhead storage.



#### KITCHEN AND DINING SPACE

Kitchen 13' 9" x 12' 8" (4.19m x 3.86m)

Dining Space 14' 7" x 9' 1" (4.44m x 2.26m)

A lovely semi open plan room with double glazed French doors leading to the garden and a further double glazed window to the kitchen area. The kitchen is fitted with bespoke cottage style wooden base units with marble worktops and a contrasting central island with oak veneer worktop. Integrated dishwasher, space for a fridge freezer and space for a range cooker. There are two built in cupboards, one for storage with a light and the second used as a pantry with cold tiled shelf and wood shelving.

There are two radiators, a ceiling light to the dining area plus downlights to the kitchen ceiling and a pendant light over the island.



#### INNER HALL

A second inner hallway leads to three bedrooms and a bathroom - there is a ceiling light, a cupboard with overhead storage and a good sized shelved airing cupboard housing the Vaillant boiler. There is access to the two loft spaces via separate hatches. The loft offers fantastic potential, subject to planning, to extend the accommodation and has a central ceiling height of approx. 8' 10". The smaller of the two lofts has a conservation style rooflight and a drop down ladder.

#### BEDROOM ONE

14' 2" x 12' 0" (4.31m x 3.66m)

A double glazed window overlooks the rear garden towards open countryside. Wood style laminate flooring, a ceiling light and radiator.

#### BEDROOM TWO

14' 3" x 10' 0" (4.34m x 3.06m)

Having a double glazed window, wood style laminate flooring, a radiator and ceiling light.

#### BEDROOM THREE

10' 8" x 10' 0" (3.24m x 3.06m)

The final double bedroom has a built-in double cupboard with overhead storage, a ceiling light and radiator. Double glazed window and external door.

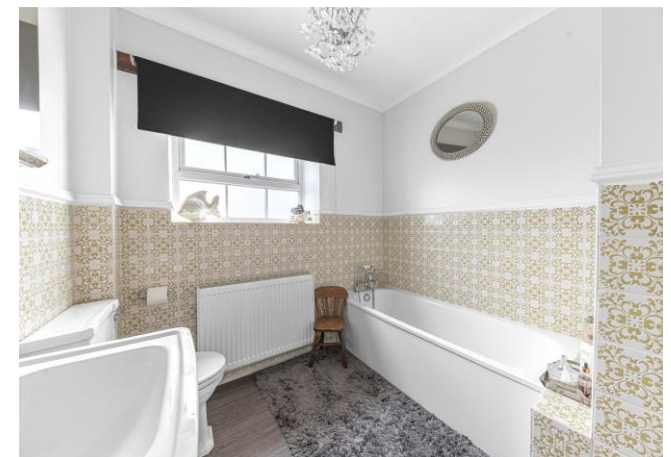
#### BATHROOM

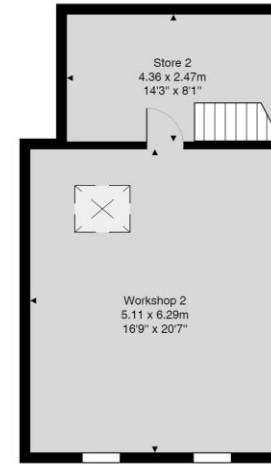
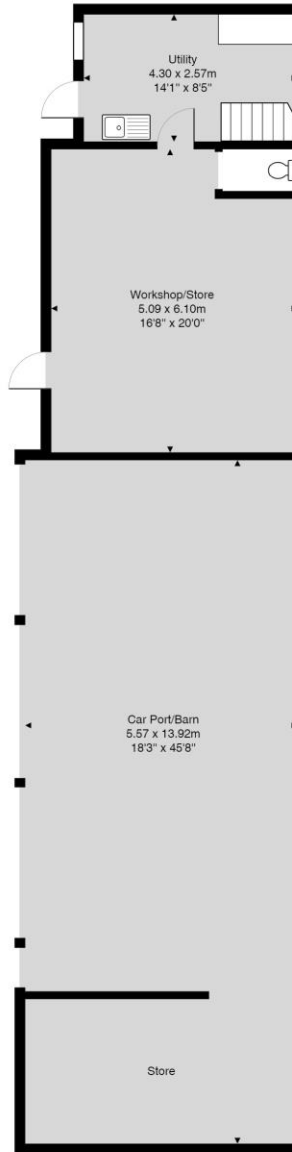
7' 11" x 8' 1" (2.41m x 2.46m)

Frosted double glazed window. Fitted with a four piece suite comprising bath with mixer over, a WC, pedestal wash hand basin and a shower cubicle. The sanitary ware has attractive period style fittings and there is stylish tiling to the walls, a chrome heated towel rail and a mirror cabinet with lights. Ceiling light and a radiator.

#### EXTERNAL

From the country lane, a gated driveway leads to the gravelled parking and turning area with the driveway continuing to the neighbouring property. A further gate leads to the private enclosed garden which has been thoughtfully planted to provide year round interest and is immaculately maintained. A lawn is bounded by borders and evergreens and there is a lower gravelled seating area - ideal for entertaining - with a wooden gazebo perfect for al fresco





1st Floor Barn

Approx. Location

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.









dining in inclement weather. There is a further patio with views across countryside adjacent to the property.

Across the driveway is a substantial barn and outbuilding complex. The open fronted barn is currently used as a car port and there is a stall providing storage at the side. Lighting.

At the side is a workshop store, with cobble floor, power and light. WC area at rear. There is a further utility space with power, light, a sink unit and tap. Fixed ladder steps lead up to a mezzanine store also with power and light and then into the first floor workshop. This space offers excellent potential (STTP) for a work from home space or studio. Conservation rooflight, power, light and internal windows to the car port below.

**DIRECTIONS**

Following signs from A590 to Cartmel Priory proceed through Field Broughton and into Cartmel Village. Continue past the primary school on the left and Pig and Whistle pub on the right. Pass Cartmel Priory Secondary School and out into the countryside. The property is located to the left hand side just after the Welcome to Cark in Cartmel sign.

[what3words///forge.topical.envoy](https://www.what3words.com/what3words///forge.topical.envoy)


**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. The adjoining property has access across Longbyre's driveway to their property.

Council Tax Band: F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

# 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.