



Flat 1 Cark House

Grange-Over-Sands, LA11 7PE

Offers In The Region Of £245,000



2



2



1



Flat 1 Cark House

Grange-Over-Sands, LA11 7PE

Offers In The Region Of £245,000



Nestled in the charming village of Cark in Cartmel, Grange-Over-Sands, this delightful flat at Cark House offers a unique blend of historical character and modern convenience. Built around 1750, the property exudes a sense of timeless elegance, making it a perfect retreat for those seeking a tranquil lifestyle.

This flat is an excellent opportunity for those looking to embrace a lifestyle steeped in history while enjoying the comforts of modern living. Whether you are a first-time buyer, a downsizer, or seeking a holiday home, Cark House is sure to impress. Do not miss the chance to make this charming property your own.

Nestled within the picturesque Lake District village of Cark in Cartmel, this beautifully presented 2-bedroom, 2-bathroom flat offers the perfect harmony of modern living and timeless character.

From the moment you arrive, you're greeted by the elegant Georgian-style exterior, framed by well-maintained gardens, mature trees, and the gentle sounds of the nearby river. The property benefits from both front and rear access, providing added convenience and a sense of privacy. A dedicated parking bay ensures you always have a secure spot waiting for you at home.

Stepping inside, you'll immediately notice the open and spacious flow of the flat, thoughtfully designed to enhance natural light and movement throughout. The layout creates a seamless connection between living, dining, and kitchen spaces—perfect for entertaining or relaxing in comfort.

The heart of the home is the stylish open-plan kitchen, boasting granite countertops, rich wooden cabinetry, and a central island with a gas hob and overhead extractor. A breakfast bar provides the perfect spot for morning coffee, casual dining, or a glass of wine with friends. Clever built-in storage maximizes utility without sacrificing elegance. Flowing naturally from the kitchen is the bright and airy lounge, where high ceilings, warm wooden flooring, and classic period detailing come together to create an inviting space.

Tucked away for privacy, the main bedroom is a true retreat. This generously sized double room features a private ensuite bathroom, complete with contemporary fittings and a walk-in shower—ideal for unwinding after a day exploring the Lakes. The second bedroom provides a versatile environment, perfect for guests, family, or a peaceful home office. A second modern bathroom ensures comfort and convenience for both residents and visitors.

With ground floor access, generous built-in storage throughout, and the added benefit of both front and rear entry points, the flat balances character with functionality. Outside, enjoy easy access to scenic walking routes and riverside strolls, while still being just a short distance from local amenities, Cark railway station, and the historic village of Cartmel, renowned for its boutique shops, gourmet restaurants, and racecourse events.

Whether you're seeking a serene full-time residence, a stylish weekend retreat, or a versatile investment opportunity, this flat offers the very best of countryside living—modern comfort wrapped in period charm, all within one of the Lake District's most desirable locations.

Entrance Hallway

21'7" x 4'2" (6.582 x 1.282)

Lounge

Kitchen Diner

17'8" x 13'11" (5.395 x 4.244)

Main Bedroom

16'6" x 9'7" (5.035 x 2.946)

En Suite

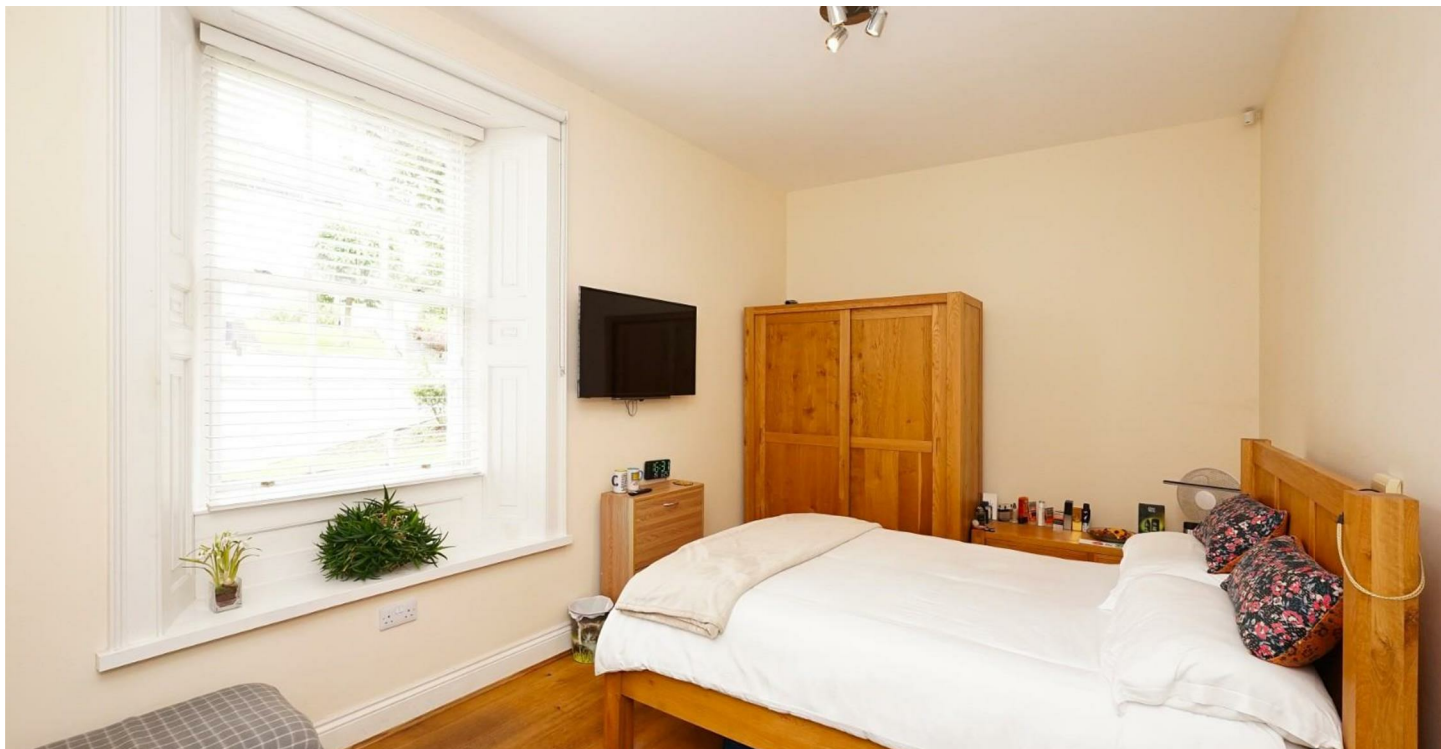
6'0" x 4'11" (1.836 x 1.501)

Bedroom Two

12'11" x 7'5" (3.944 x 2.264)

Bathroom

6'11" x 5'11" (2.128 x 1.827)

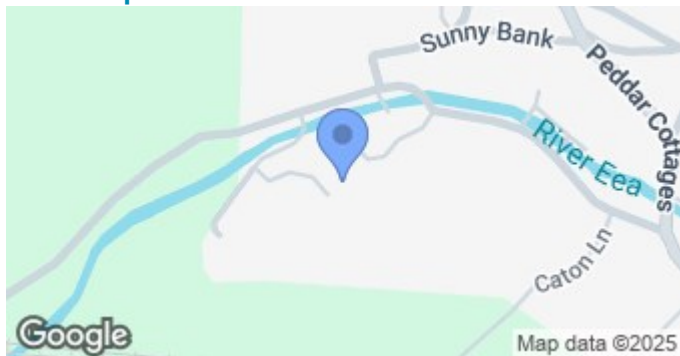


- Tall Ceilings and Georgian Style Exterior
- Parking Spot Included
- EPC - TBC
- Grade II Listed
- Council Tax - D

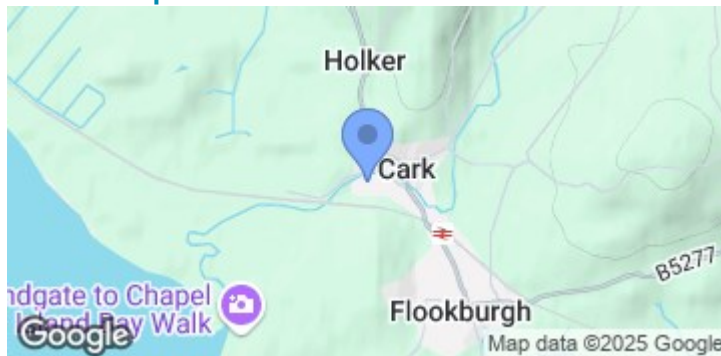
- Amazing Location for Walking
- Close to Local Amenities
- Gas Central Heating
- Short Walk to Grange Train Station.
- Annual Service Charge £1784.40



Road Map



Terrain Map




Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	