



Cartmel, Cumbria LA11 7SS

Price £1,250,000



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5 Bedrooms



4 Bathroom

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- Architecturally designed home with a contemporary finish
 - Nestled on the edge of Cartmel in an accessible yet peaceful location
 - Set within 0.5 acres of beautifully designed gardens
 - Choice of spacious outbuildings, including double garaging, office and garden room.
 - Excellent connectivity to the A590, M6 and Lake District National Park





This stunning contemporary home offers a modern masterpiece which has been architecturally designed and lovingly restored from its former life by the current owners. Positioned in a serene setting, its luxurious finish, versatile spaces and beautifully landscaped gardens offer a perfect blend of comfort, style and convenience.



Nestled in a picturesque landscape, close to the Southern Lake District on the edge of the village of Cartmel. A quintessential English village, which combines historic charm with a modern vibe, offering a unique living experience. From Cartmel Priory with its 12th Century Church, culinary delights including L'Enclume, a Michelin starred restaurant which draws food enthusiasts from far and wide and more local specialisms including its famous Sticky Toffee Pudding. The village offers a friendly atmosphere and is home to the historic Cartmel Race Course with some key dates on the social calendar. The village is well connected by road with the A590 giving good access to the M6 and the Lake District beyond with the West Coast Main Line Railway being only a short drive away with direct links to London Euston.





Having been sympathetically restored from its former life as a barn and gamekeeper's cottage, Mill Dam now provides a home which is testament to modern architecture set amongst 0.5 acres of landscaped gardens and grounds, together with a choice of outbuildings amongst the grounds.

The front entrance opens to an open plan kitchen/living space which is an impressive welcome with clean lines, expansive glass and high quality finishes. A fully equipped handleless kitchen from locally renowned Atlantis Kitchens is a great feature for everyday cooking and entertaining. With a large central island there is plenty of storage. The kitchen is finished with high quality appliances including Quooker tap, double ovens, combi microwave, warming drawer and dishwasher – everything you need!

Seamlessly linking the kitchen and living space is a feature breakfast bar ideal for everyday use. Beyond a spacious living area enjoys an outlook over the beautiful gardens and for those summer months, large doors make this an ideal space for inside/out living.

To the side, there is a more formal dining space ideal for entertaining with an outlook to the front. Flooded with natural light, this is a perfect space to host







Off the kitchen is a useful and spacious utility giving plenty of practical storage and laundry facilities. To one side is a WC and cloakroom facility with an access door ideal for everyday use.

Positioned on the ground floor, there are two bedrooms, both with an outlook to the front. One room has the use of a shower room on the adjacent side of the hallway. The second, a larger bedroom has the benefit of an en-suite shower room. To complete the ground floor there is a linen store.



An impressive central feature oak staircase really offers a wow factor to the property as this opens up the first and second floors. The design and detail is a great feature.



The main living space is situated on the first floor and makes the most of the views to the front and rear gardens with doors opening to the wooden bridge which is the perfect space to enjoy an evening drink. For those winter months there is a central feature wood burning stove. To one side is a library room which has excellent fitted storage but could, should a purchaser require, easily make an additional fifth bedroom space. With vast windows to the front this space is flooded with natural light



On the opposite side can be found the principal bedroom suite which is an impressive room with high ceilings and expansive feature windows creating a sense of spaciousness and sophistication. Flooded with natural light the feature windows give an excellent outlook over the landscaped gardens bringing the beauty of the outdoors inside with unobstructive views. A cleverly designed dressing space finished with fitted units providing excellent storage, is neatly tucked to one side of the room.

A spa-like en-suite bathroom is designed as a private sanctuary with a free-standing egg bath, a spacious walk-in shower, a WC and basin. The finish provides both functionality and style.



MILL DAM



Continuing to the second floor to an impressive mezzanine space with feature beams and glass balustrades. This contemporary, yet unique space is ideal as an office area or further snug space for the adjoining bedroom. The bedroom on this floor is an ideal guest bedroom or teenager's space being an en-suite double bedroom with a picture window and outlook to the side.



Outside the grounds and gardens have been bespoke landscaped and designed by Tom and Abi from Halecat to optimise the natural landscape. The gardens feature wild flower meadows, vibrant flowering beds and meandering pathways which create a picturesque backdrop with the pathways inviting you through the gardens to explore the design and wildlife which is a perfect blend of natural beauty and thoughtful design.



To the rear of the plot is a large wildflower meadow with a feature stone circle seating area, being the perfect place for a G&T. There is a vast parking area for several vehicles which leads to the side of the property in front of the double garage building. As with the inside, the outside keeps on giving with a large double garage building with electric up-and-over door and electric and water connected. This is a perfect parking and/or storage space. Beyond the garage is a superb office area which has a kitchen space, is heated and is a natural, light workspace ideal for those looking to work from home.



A separate detached garden room building which is currently used as a meditation studio and has doors to the front overlooking the garden space. This is a space where the possibilities are endless, depending on a purchaser's needs, be it a studio, gym or workshop.

To complete the outbuildings, there is a stone building to the western boundary which homes the water systems and provides some additional storage.

With its luxurious finishes and beautiful grounds, the home has both space, design and location all in its favour.



General Remarks

Services: The property has the benefit of mains electricity, private water supply, private drainage, heating by an air source heat pump.

Please note: Amistead Barnett LLP have not tested any of the above services and Purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Broadband: Available and connected

Construction Type: Stone under slate construction.

Listed Building: The property is not listed.

Conservation Area: We are not aware that the property is in a designated conservation area.

Footpaths / Bridleways: We are aware that there is a footpath which crosses the property to the western boundary in part, however this is in a secluded part of the grounds.

Flooding: According to the Environment Agency's website the property sits in flood zone one, being an area with low probability of flooding.

Unimplemented Planning Consents: None known.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion

Local Authority: Westmorland and Furness Council **Council Tax:** Band G

Parking: On site for several vehicles.

What3words: [///looks.snow.equivocal](#)

Access, Easements & Wayleaves: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Restrictive Covenants : None so far as we are aware.

Money Laundering Regulations Compliance: Please bear in mind, that Amistead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage advisers earning commission from them, for recommending you to them.

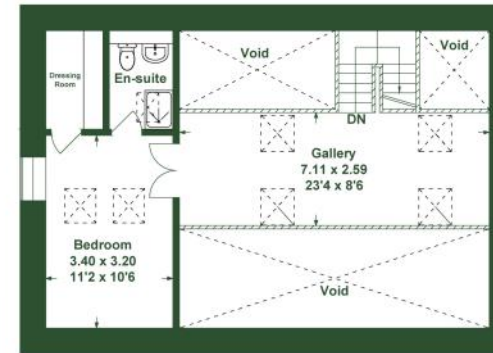
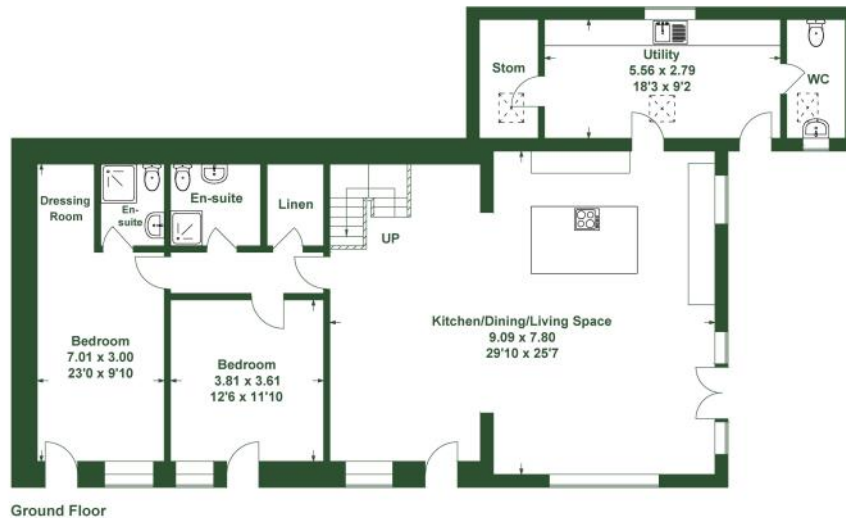
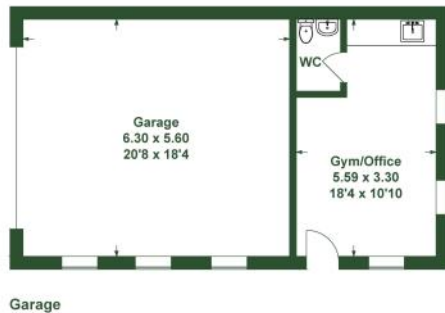
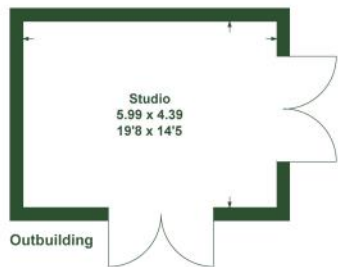
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

SUBJECT TO CONTRACT.



Approximate Gross Internal Area : 301.09 sq M / 3241 sq ft
 Garage : 54.53 sq M / 587 sq ft
 Outbuilding : 26.38 sq M / 284 sq ft
 Total : 382.00 sq M / 4112 sq ft

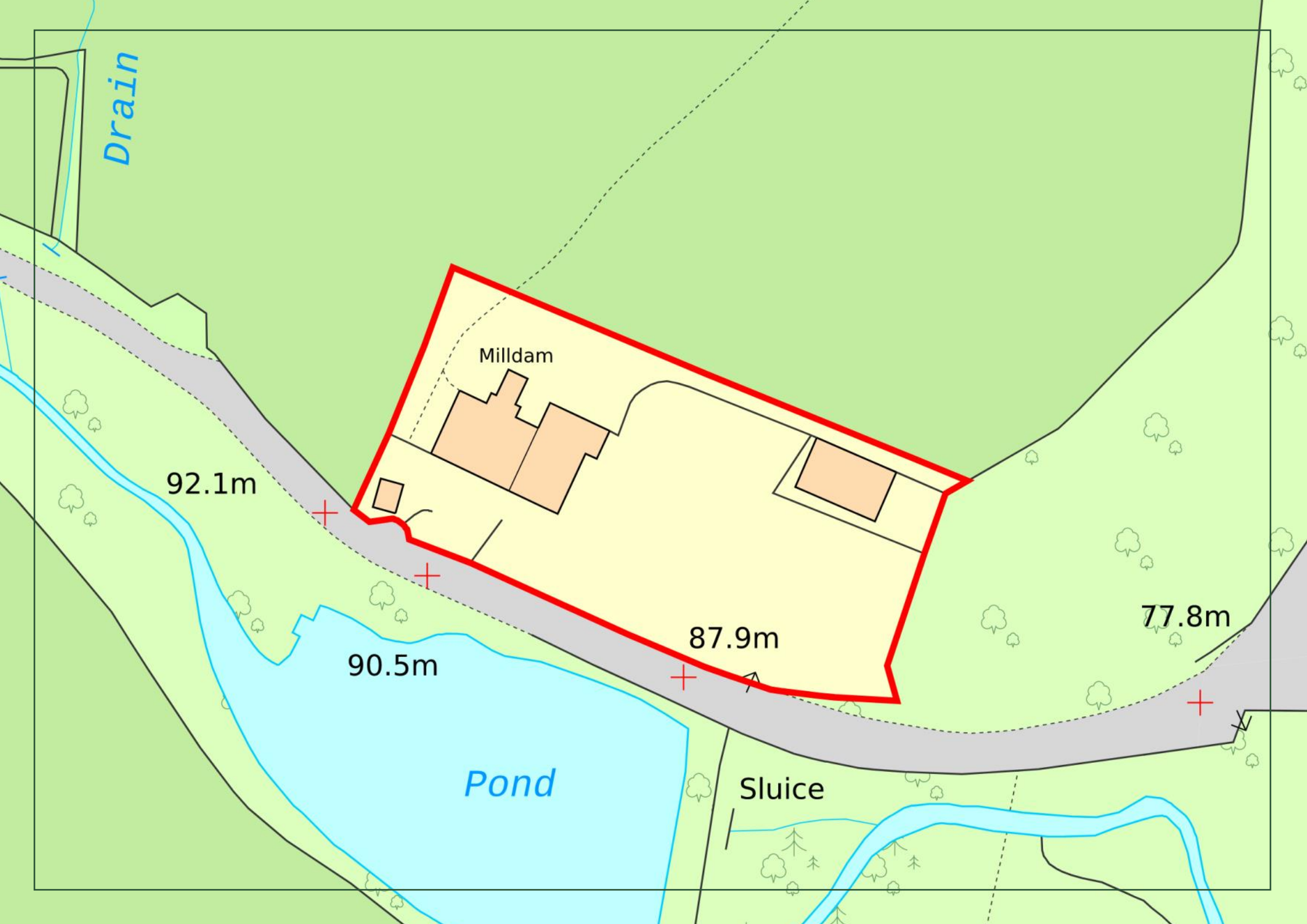
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Drain

Milldam

92.1m

90.5m

87.9m

77.8m

Pond

Sluice



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