



Cartmel

£305,000

Flat 1 Church Town House, The Square, Cartmel, Grange-over-Sands, Cumbria, LA11 6QB

A beautifully appointed, Grade II listed 1 Bedroom Ground-Floor Apartment, centrally located within the historic and highly sought-after village of Cartmel, just south of the Lake District National Park. Combining characterful period features with charming rustic décor, this well-presented property offers a cosy and atmospheric retreat, complete with exposed wooden beamed ceilings and a welcoming wood burner.

Ideally positioned, the Apartment provides the perfect base for romantic breaks, dog-friendly holidays, and culinary escapes. From the doorstep, guests can enjoy gentle strolls through the conservation area, romantic evenings at local eateries, and easy access to the wider Lake District fells, coastline, and Morecambe Bay.

Currently operating as a successful and well-established holiday let, this property is an excellent investment opportunity.

Quick Overview

Fabulous successful Holiday Let
1 Bedroom Ground Floor Apartment
Grade II Listed Building
Central location in Cartmel Square
Beautifully presented to a high standard
Modern Kitchen and Bathroom fittings
Woodburning stove
Ideal investment 'turnkey' property
Contents available subject to further negotiations
Superfast Broadband



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Superfast
Broadband



Permit
Parking

Property Reference: G3233



Lounge



Lounge



Bedroom 1



Bedroom 1

Located in the very centre of the village, the communal wide entrance door leads in to the Shared Entrance Hall with access to Apartments 1 and 2, stairs to the upper floors and door to enclosed Rear Courtyard. An attractive wooden door opens in to the beautiful Sitting Room which has a wealth of character including oak beams, oak flooring, 2 cottage style sash windows with shutters and window seats facing into 'The Square'. Original fireplace with recessed wood burning stove, limestone hearth and timber mantle. Part panelled walls, picture rail and Rointe wall heater. Latch door to Inner Hall with recessed Cloaks Area and under-stairs storage cupboard. Rointe electric wall heater and exposed beams. The well proportioned Bedroom is luxurious with feature stone fireplace with stone inset and quarry tile hearth, exposed beams, 2 cottage style windows with window shutters and deep display sills. Rointe electric wall heater. The Kitchen has an attractive range of 'duck egg blue' wall and base cabinets with chrome handles and soft closing doors and drawers with Beech effect work-surface and single drainer sink unit. Built-in electric oven and hob with cooker hood over, integrated fridge and dishwasher. Exposed beams, 2 cottage style windows with deep display sills, Rointe electric wall heater and super free-standing breakfast bar. Finally the Shower Room which is modern and contemporary with a 3 piece white suite comprising tiled shower enclosure with electric shower over, rectangular modern wall hung vanity basin and low flush WC. Attractive marble style part tiled walls, black ladder style radiator, illuminated wall mirror and extractor fan. Outside there is a useful Outhouse with pitched ceiling.

Location Cartmel is a much sought after and picturesque village with amenities such as independent Shops, Public Houses, Village Store, Primary and Secondary Schools. This delightful village is well known not only for its famous Priory, its Gatehouse and the associated architecture and later buildings - not too mention the ever popular steeple chase horse racing meetings - but in more recent times Cartmel is renowned for its exceptional 'foodie' scene, including two Michelin-starred restaurants (L'Enclume and Rogan & Co), traditional coaching inns, independent boutiques, and the famous Cartmel Sticky Toffee Pudding Shop.

From Grange proceed up Grange Fell Road turning right just past the cemetery. Carry along Hags Lane dropping down into Cartmel. Upon entering the village take the right turn at the T-junction and then immediately left by the 'Pig & Whistle'. Follow the road along the Causeway and take the second right which takes you in to The Square. Church Town House is located between the Priory Hotel and The Book Shop.

What3words:

<https://what3words.com/messing.presenter.animal>

Accommodation (with approximate measurements)

Shared Entrance Hall

Lounge 16' 2" x 11' 8" (4.95m x 3.57m)

Inner Hall

Bedroom 13' 1" x 11' 3" (4.01m x 3.44m)

Shower Room

Kitchen 11' 11" x 9' 3" (3.64m x 2.82m)

Outhouse

Services: Mains water, electricity and drainage. Rointe electric wall heaters

Tenure: Leashold - subject to a 999 year lease dated the 1st February 1987. Vacant possession upon completion.

Ground Rent and Service Charge: The Service Charge for 2026/2027 is £480 per annum paid in 12 monthly installments of £40 pcm.

Rateable Value: RV: £1650 - This property currently receives small business rate relief. Westmorland and Furness Council.

Holiday Letting: Currently let though <https://www.holidaycottages.co.uk/cottage/oc-41847-church-town-house> which generated an income of approx. £32,000 gross for 2025-2026. The contents are available subject to further negotiations. Detailed accounts can be provided to interested parties following a viewing of the property.

Conservation Area: This property is located within Cartmel Conservation Area.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 1



Shower Room



Kitchen



Kitchen



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/08/2026.