



Parkgate Cottage  
The Square | Cartmel | The Lake District | LA11 6QB

# PARKGATE COTTAGE

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## Welcome to Parkgate Cottage, The Square, Cartmel, LA11 6QB

In a wonderful position in the heart of this historic Conservation Area village with unrivalled views of the racecourse and a very private walled courtyard garden, this surprising spacious and quaint 1800 sq ft period cottage offers characterful and utterly charming accommodation including three well sized bedrooms, all with ensuites and a stunning first floor sitting room with a wall of windows for year round, unimpeded views of the countryside and 'front row seats' for all the action; race weekends, Cartmel Country Show and the summer music concerts. It really is exceptional.

Originally part of the village Post Office and shop, the cottage has benefited from an impressive two storey extension designed to make the most of the unique setting. All together it now offers well proportioned, comfortable and flexible accommodation that would be perfect for full time living, as a super second home or as an investment opportunity targeting food lovers visiting this gastronomic destination.

Cross the threshold and step into the entrance hall, there's a garden room leading out to the courtyard garden, a well equipped dining kitchen, utility room and cloakroom and a ground floor suite of bedroom, shower room and dressing room. The spacious and airy first floor landing has glazed double doors opening to the piece de resistance, a fabulous sitting room with triple aspect and racecourse views including the dramatic final straight. There are two further double bedrooms, one has an ensuite bathroom, the other an ensuite shower room.

The enclosed and private courtyard garden opens to the banks of Middlefield Beck and is an absolute delight.

This is an excellent opportunity to live, holiday or invest in a property that is every bit as unique as the setting and village.

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*The owners knew Cartmel from day trips over the years and from their time having a boat on nearby Lake Windermere. When it came time to think about retiring they focused in on the village as they were incredibly drawn to the Priory which after they moved became a big part of their lives as they established themselves as part of the church community, giving tours of the Priory and of the village itself.*

*Since their purchasing in 1997, this has been a much loved retirement home and a destination for returning family who had moved worldwide. Parkgate Cottage has given them the opportunity to gather together and celebrate Christmas time and family occasions. The cottage has leant itself to being hospitable, a perfect venue where there is plenty of room for all to stay under one roof.*









## Location

As a village, Cartmel takes its name from the Cartmel Peninsula, and was historically known as Kirkby in Cartmel. At the heart of the Conservation Area village is the 12th Century Priory (founded in 1190) which has been a destination for pilgrims and visitors long before the racecourse became an attraction in the mid 1800s and certainly centuries before the village became a food lover's paradise. It is now home to a wide variety of traditional Lakeland inns, tea rooms and cutting edge gourmet restaurants with Simon Rogan's various establishments (three Michelin starred fine dining at L'Enclume, Rogan & Co (one Michelin star) and Aulis at L'Enclume, his chef's table and development kitchen, a great choice of characterful pubs and tea shops. There is also Unsworth's Yard which is home to a host of local artisan food and drink producers and retailers; Cartmel Cheeses, Cartmel Wine Shop and Wine Lounge, The Bread Shed (for the sale of traditional baked goods and also pizza evenings) and a microbrewery with tap bar and shop. It is the race meetings that see the population of this humble Cumbrian village swell considerably. Parkgate Cottage gives you a front row seat for all the action be it the national hunt racing nine days a year (from Whit weekend through to the last meet over the August bank holiday weekend), the music concerts that are staged on the racecourse during the summer months or historic Cartmel's Country Show, it's been going since 1873.

The village itself centers around a quaint square, with a market cross and water pump. Cartmel houses a variety of galleries and shops including the Village Shop, home of sticky toffee pudding where this delectable treat is sold by the basket load to national and international visitors and also shipped worldwide. The square is also the focal point of the village at Christmas for the big switch on of the Christmas tree lights and the traditional piping in of the New Year. Right in the heart of things, Parkgate Cottage is located just off the square and attached to the rear of the village shop.

Other than the specialty shops there is a well-stocked Premier Shop for everyday essentials with the nearest supermarkets being regional favourite Booths in Windermere and Ulverston. These days supermarket deliveries are of course commonplace, but both Kendal and Ulverston have a wider selection if you prefer to shop in person.

Whilst itself just outside of the Lake District National Park, Cartmel is the perfect location for those looking to walk the fells and hills of Lakes, living at Parkgate Cottage offers the opportunity for exploration, as well as some great walks straight from the door. The Lake District must surely be the ultimate adventure playground for those keen on an outdoor life - whether you like to hike or walk, ramble or run, cycle, sail or embrace a spot of wild swimming.

For children of school age there are primary and secondary schools in the village, for sixth form, students move on to schools in either Ulverston, Windermere or Kendal.

### Step inside

Parkgate Cottage has a unique layout which has been designed to fully embrace and maximise enjoyment of the extra special views and also offer flexibility with regard to sleeping arrangements. The cottage has the majority of the living accommodation on the ground floor with the primary reception room on the first floor; overlooking the racecourse, the wonderfully light and westerly facing sitting room is exceptionally special, not only does it have unrivalled views of the final straight which immediately draw you forward upon entering the room, but the ceiling dramatically rises up to the roof apex and there are exposed timbers and a welcoming gas stove. Trust us, invitations will be greatly sought by your family and friends to visit, especially on race days – you've front row seats of all the action from this elevated position! The view also takes in the delightful Middlefield Beck, a popular dip for muddy dogs returning from the woods after a walk before getting in their cars for home.

The views over the racecourse are very special whatever the day or weather, but during the autumn months they are exceptional when the trees beyond the course display a spectrum of golden and copper tones.

Also facing due west, the second reception room is the garden room – a lovely day room which has French windows opening to the courtyard garden. Enjoying the evening sun, by lowering the wall of the garden you'd be able to enjoy an aspect to the racecourse, but the privacy is also really rather nice, especially on a busy day in the village.

The dining kitchen is a sociable space with plenty of room for a table and with a sizeable window onto the lane it makes the most wonderful place to sit and watch the world go by. The kitchen has an extensive range of cabinets painted in a sunny buttermilk cream with black granite worktops. Well equipped, there is a four ring gas hob, double oven with grill, fridge, freezer and dishwasher.

The light utility room has great storage, a door to outside, a sink unit for messy jobs, washing machine and tumble drier (vented externally). Storage space in cottages is often tight, but here an internal passageway has a wall of excellent cupboards as well as a downstairs cloakroom.

There are three double bedrooms, all of which have their own private shower rooms. Giving the option for single level living is the ground floor suite where a double bedroom is linked to a shower room with a dressing room. The remaining two bedrooms are both on the first floor and have ceilings rising to the roof apex with exposed characterful timbers. Both have ensuite shower rooms.

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*The garden room was originally used as a dining room where the extended family would gather from all corners of the world and enjoy mealtimes together around a large table. Over the years as mobility became an issue, the cottage was able to be adapted for single level living. The dining room became a sitting room and the floor levels at the back of the cottage were leveled for ease of access.*























### Step outside

The walled courtyard has been laid with Indian sandstone flags to reduce upkeep to a minimum. It has just the right amount of space to accommodate an outside dining set as well as some more relaxed seating or a bench under the slight roof overhang of the garden room. A short flight of steps lead down to a tall wooden gate which opens to the grass on the side of the beck – an alternative vantage point for cheering on the racing action. A second tall wooden gate provides pedestrian access onto the lane and is handy if you are bringing in garden supplies or returning home with bikes, a pram, muddy boots or dogs.

Round the side of the cottage enroute to the utility room is an area tucked away out of sight that makes the ideal position for bins and the shed.

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*On race days hearing the cheers from the crowd has immense atmosphere, seeing the horses gallop past is very exciting – all from the comfort of your own home. Completely different, but every bit as atmospheric are the cricket matches; the sound of leather on willow and the sedate clapping approval of the spectators. Wonderfully traditional.*



**Parkgate Cottage**

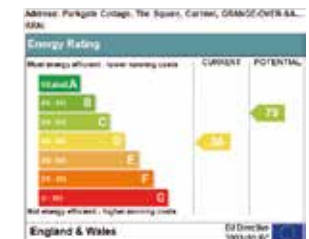
Approximate Gross Internal Area : 167.49 sq m / 1802.84 sq ft  
 Total : 167.49 sq m / 1802.84 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



# FURTHER INFORMATION

## *On the road*

Grange over Sands	2.4 miles
Ulverston	13.2 miles
Bowness on Windermere	14.1 miles
M6 J36	14.6 miles
Kendal	15.2 miles
Oxenholme (railway station)	15.9 miles
Manchester	82.3 miles
Manchester airport	89.5 miles
Liverpool airport	95 miles

There is a direct train from Manchester Airport to Grange over Sands which is perfect for jetting off or welcoming overseas visitors.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

### **Broadband**

Superfast speed available from Openreach of 80 Mbps download and for uploading 20 Mbps.

### **Mobile**

Indoor: Three, O2 and Vodaphone for both Voice and Data. EE offers Voice coverage only.

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

## *Local Authority*

Westmorland and Furness Council

## *Rail Journeys*

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

Additionally, there is a station in Grange over Sands on the Furness Line, which runs between Barrow-in-Furness and Lancaster.



## *Services*

Mains electricity, gas, water and drainage.  
Gas fired central heating from a boiler in the kitchen.

## *Directions*

what3words: [///headsets.harvest.herb](https://www.what3words.com/#!/headsets.harvest.herb)

Use Sat Nav **LA11 6QB** with reference to the directions below:

In the centre of the village, locate the Village Shop and take the road to the left towards the main car park and entrance to the race course. Parkgate Cottage is the last property on the right. For convenience when viewing the property we recommend you use the Pay and Display car park or you may find an on street space around the village.

## *Please note*

Whilst Parkgate Cottage isn't listed on Historic England's website, it is attached to a Grade II Listed building.

## Things to do in the area

### Local leisure activities

Royal Windermere Yacht Club (Bowness on Windermere)

Windermere Motor Boat Racing Club

Water sports and equipment hire at Fell Foot Park (Newby Bridge)

Wild swimming in the Lake District's lakes and tarns

Golf courses at Grange over Sands, Windermere, Crook and two at Kendal

Spa and gym facilities at several local hotels

Theatre at The Old Laundry (Bowness on Windermere) and The Brewery (Kendal)

Cinema at The Royalty (Bowness on Windermere) and The Brewery (Kendal)

Historic places to visit further afield: Holker Hall, Sizergh Castle (National Trust), Levens Hall and Leighton Hall

## Places to eat

A true foodie destination on the national culinary map there is a wide selection to try in the village itself.

### Informal dining

In Cartmel, Unsworth's Yard and The Cavendish Arms and The King's Arms and The Royal Oak to name but a few

### Fine dining restaurants

L'Enclume, Aulis at L'Enclume and Rogan and Co, all in Cartmel

Heft, High Newton

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

The Old Stamp House Restaurant, Ambleside

Forest Side Hotel, Grasmere

## Great walks nearby

We are informed "the list is endless" of walks straight from the door; for starters, head off through the car park into the woodland where there are a number of circular routes of varying lengths.

Fancy something a little more challenging? Hop in the car, grab your boots and pack a picnic, there are 214 Wainwrights Lakeland fells to tick off your list.

Grange over Sands has an impressive promenade if you like a dose of sea air.

## Schools

### Primary

Windermere School (Independent)

Cartmel CoE Primary School

### Secondary

Cartmel Priory CoE School

The Lakes School, Troutbeck Bridge

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Ulverston Victoria High School

Windermere School (Independent)

### Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Lancaster and Morecambe College

Kendal College

## Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, shed, integral kitchen appliances and free-standing washer and drier are included in the sale. Many items of furniture are available to purchase, please ask the Agent.

Guide price £850,000

Council Tax band E

Tenure  
Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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