



CROWN COTTAGE

NEWTON-IN-CARTMEL





CROWN COTTAGE

Welcome to the tranquil village of High Newton on the cusp of Cartmel – epicurean epicentre of the Lake District, where traditional community spirit proudly lives on.

Embodying all the rural vibes of the Lakes, Crown Cottage High Newton sits on the quieter side of the tourist trail, the perfect combination for a home where curious contradictions combine to create a quaint, quirky and unique home. How many three-bedroom homes exist in country villages, alongside a detached double garage?





WARM WELCOME

Make your way indoors, into the welcoming entrance hall, where ambient uplighting and exposed beams create a warm and inviting first impression. Throughout the cottage, an understated country-style décor is present, in keeping with the antiquity of the home. Hang your coats and leave your muddy boots in the deep cloaks cupboard on the right.

Turn left, through a latched door to seek sanctuary in the sitting room, where the individuality of the cottage is revealed in the slight slopes in the robust stone walls. Carpeted underfoot, this comfortable room is as cosy as it is spacious, warmed by the heat of a multifuel stove. The perfect curve of the bay window captures views out over the front, a sunny spot to sit with a morning cup of tea or newspaper. Beams embellish the ceiling above for a rustic feel. Step up to the rear of the sitting room into a library area, private and quiet, with views to the rear.





SO VERSATILE

Across the hallway another wooden latched door opens to the study, a spacious and comfortable room styled in a similar fashion to the sitting room. Light streams in through the quaint curved bay window to the front.

Steps lead up to a snug, conveniently positioned by the entrance to the kitchen. Ideal for relaxing with a puzzle after breakfast, this room could also serve as a handy playroom for children or perhaps a dining room. Neutral tones add a sense of versatility to the rooms at Crown Cottage, which playfully reveal themselves on different levels.

“The rooms
lend themselves
to be anything
you want.”





COSY KITCHEN

Continue through to the heart of the home; the cosy kitchen where a constant warmth emanates from the Aga, drawing the family together. An undermounted sink is inset within the granite worktops, with an integrated dishwasher also to hand. A wealth of white cupboard units provides plenty of storage space, whilst the dining table sits snug to the large corner window, casting views out over the peaceful village beyond. Built-in seats offer a natural congregating spot for family and friends over mealtimes. A door opens out to the courtyard, to a private patio area.





STEP UPSTAIRS

Returning to the entrance hall, make your way upstairs. A home with quirks around every corner, directly ahead from the first flight, a door delivers you out to the garden. Peep through the door on the right, where a handy shower room also contains a wash basin and WC.

Further up the stairs, on the right awaits the second bedroom, a large double with a built-in storage cupboard and wardrobe alongside a cosy window seat overlooking the quiet street below.

Decorated in creamy tones and carpeted, this room is a spacious sanctuary. Refresh and unwind in the family bathroom, a large room replete with bath and overhead shower. In addition to a wash basin and WC this room also contains access via a hatch to the loft above, handy for storage.





SWEET DREAMS

Continue along to bedroom three, set on two levels, entering into a dressing area bedecked in characterful exposed beams, with built-in wardrobes and a window. Two steps lead up to the double bedroom, dressed in neutral tones, spotlit and bathed in light from a large window framing village views.

Returning to the landing, turn right and along a long corridor where windows frame views out to the rockery and tiered garden to the rear. Ascend a few more steps to arrive at the master bedroom, suffused in light from three windows providing views out to the village and garden. An array of built-in cupboards and wardrobes provides ample storage.





STEP OUTSIDE

Step outside, into the private and sheltered tiered gardens at Crown Cottage. Dry stone walls retain warmth from the sun's rays in summer, also providing screening and privacy from passers-by. Outside the kitchen on the patio there is space for a bistro table and chairs, ideal for alfresco dining and morning coffee in the summer months.

A small series of steps leads to a second terrace, flagged and with space for another seating area. Rockery planting and established shrubbery captures the essence of the quintessential Lakeland garden. Turn to the left and up two steps to a small lawn area, another pocket of peace and tranquillity in this low-maintenance picturesque garden. A handy shed on the upper level is perfect for packing away seat cushions over the winter months.



OUT & ABOUT

Step outside and into the heart of community life in High Newton. Pay a visit to the vibrant village hall, a hub of the community which regularly serves to put on summer music concerts and quiz nights for the locals. Next door to Crown Cottage, enjoy dinner or just a pint at the bar at newly opened 'Heft', run by Chef Kevin Tickle and wife Nicola, serving quality beers, carefully selected wines and small plates of seasonal snacks. Born and bred in Cumbria, the couple are fast making a name for themselves in the foodie world. Drop in after a walk and soak up the ambience.

Walk up and over Cartmel Fell to drop in at The Masons Arms at Strawberry Bank for a hearty feed or a refreshing thirst quencher before the return leg. Walks are in abundance here: hike up Cartmel Fell to the fishing lake, and on for miles on different routes. Whitbarrow Scar is also only a short drive away for fantastic views. Newton is very accessible for everything – a perfect springboard for walks in Ambleside, Coniston, Grizedale and beyond. You can even be in Cartmel – 'foodie heaven' – within a five-minute drive.

Head into Grange-Over-Sands and pick up all your essentials from the award-winning butcher and greengrocer, or enjoy a stroll along the prom. All manner of events take place throughout the seasons from art trails to bandstand concerts in the park. Enjoy fine dining at Estuary or coffee and cake at the renowned Hazelmere Café. Yew Tree Barn is fun for a browse amongst the reclamation items and a snack in Harry's Café. For a characterful and quaint cottage, with versatile spaces and plenty of room for all the family, with the bonus of a detached double garage, and in a vibrant village setting...book your viewing for Crown Cottage today.





Approximate Gross Internal Area
 Ground Floor = 81.6 sq m / 878 sq ft
 First Floor = 64.6 sq m / 695 sq ft
 Total = 146.2 sq m / 1573 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID807871)

WHERE DO YOU GO WHEN YOU NEED...



Milk: Co-op in Grange-over-Sands



Gym: The Swan at Newby Bridge



Dinner: Heft – next door!



Butchers: Higginsons in Grange-Over-Sands



Bus Stop: There's one just in the village



Chemist: Grange-Over-Sands



Pint: Masons Arms at Strawberry Bank

House:

- Semi-detached
- Council Tax Band 'F'
- Freehold
- No restrictions
- 3 bedrooms
- 1 bathroom and 1 shower room
- Double garage
- Garden shed
- Easy to maintain outside space with small patch of lawn and terraces

Services:

- AGA in the kitchen
- Mains electricity
- Mains water
- Mains drainage
- Oil-fired central heating
- Double glazed windows



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Crown Cottage, Newton in Cartmel, Grange-over-Sands, LA11 6JH

From M6 junction 36, head north-west on the A590 for 3 miles and use the left lane to take the A590 slip road to Barrow/Milnthorpe/A6. At the roundabout, take the 1st exit onto A590 and continue for 6 miles until you reach a roundabout. Here, take the 2nd exit onto Lindale Bypass/A590. Reaching the top of this hill, take the exit towards Cartmel/Low Newton. Keep following the road and head towards High Newton. In just under a mile, turn right onto Height Road. Straight ahead you will see the Heft pub, turn right here and Crown Cottage is attached. Pull up and park outside the double garage.



WHAT3WORDS: [comedy.player.sprain](https://www.what3words.com/comedy.player.sprain)

ASHDOWN JONES
THE LAKE DISTRICT

To view Crown Cottage
Call: 015394 88811
Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING