



Ford Byre, The Square, Cartmel
£495,000



Ford Byre

The Square, Grange-Over-Sands

Occupying an attractive setting on the River Eea, Ford Byre is a beautifully presented detached conversion offering stylish and highly individual accommodation. Thoughtfully transformed from a former farm building in 2017, the property combines character, contemporary design and flexible living space to create a truly distinctive home.

The accommodation centres around an impressive open plan kitchen, dining, and living space. Fitted with a high-quality, chef designed kitchen with modern living in mind, the room provides a sociable environment for everyday life and entertaining alike. A striking swivel wood burning stove creates an attractive focal point, while a pantry and ground floor WC add further practicality. Underfloor heating runs throughout the property, ensuring year-round comfort. A particular feature of the home is the superb garden room, which enjoys attractive views over the garden and provides additional reception space that can be enjoyed throughout the seasons. To the first floor, the accommodation is currently arranged as a generous principal bedroom suite featuring a freestanding hand built wooden bath. An innovative movable partition wardrobe system allows for the creation of a second bedroom as and when required. (See link to video). A wet room style shower room completes the accommodation.

Externally, the property enjoys a private stone flagged garden positioned by the river, creating a peaceful outdoor setting. To the front of the property is a useful bin and log store. Combining unique accommodation, quality finishes and a highly individual design, Ford Byre represents a rare opportunity to acquire a unique and distinctive home within a sought after rural village setting.

ENTRY

8' 8" x 4' 8" (2.64m x 1.43m)

WC/UTILITY

5' 9" x 4' 10" (1.75m x 1.47m)

KITCHEN / LIVING AREA

24' 6" x 15' 3" (7.47m x 4.65m)

GARDEN ROOM

12' 7" x 12' 2" (3.84m x 3.72m)

LANDING

6' 11" x 2' 11" (2.10m x 0.88m)

BEDROOM SUITE LAYOUT

5.9M (max) X 4.25M (max)

ALTERNATIVE BEDROOM LAYOUT

3.27m x 3.11m

ALTERNATIVE BEDROOM LAYOUT

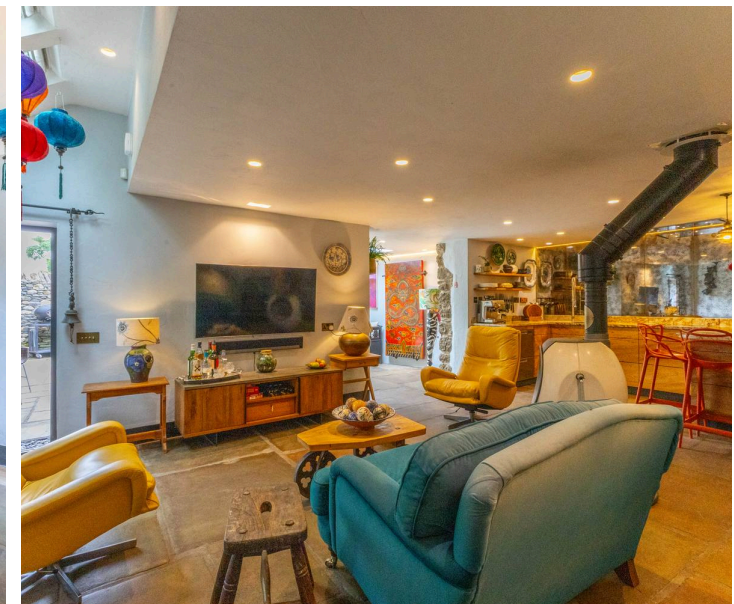
2.03m X 4.25m

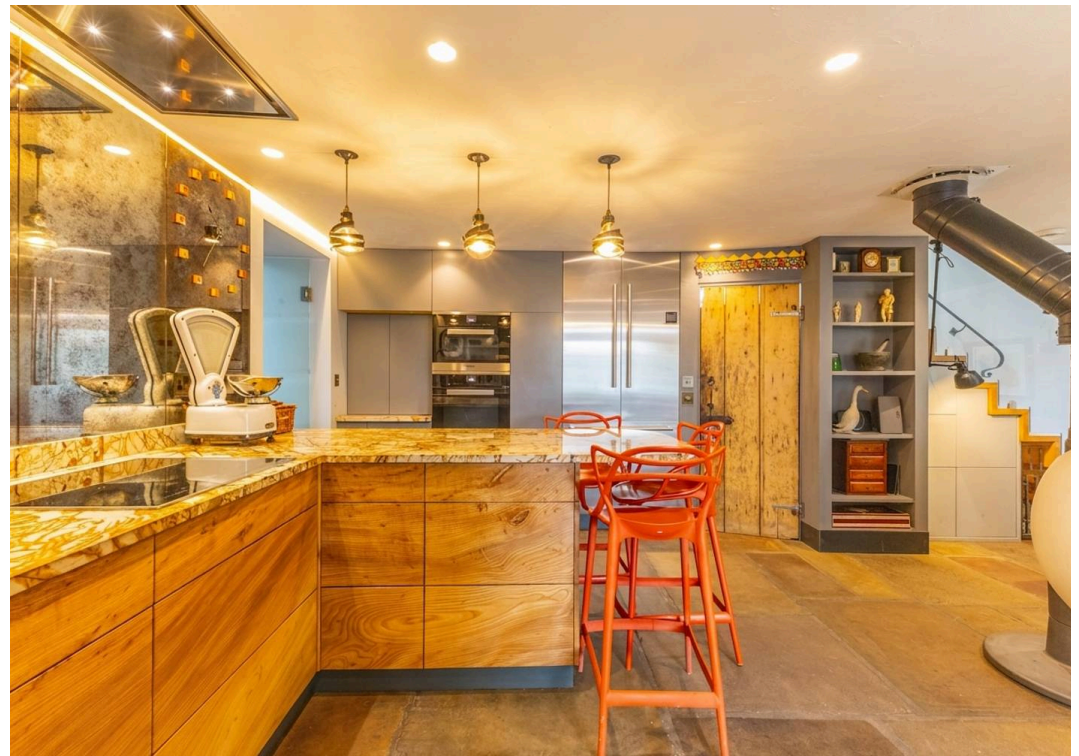
SHOWER ROOM

7' 6" x 6' 0" (2.29m x 1.84m)

EXTERNAL STORE

4' 11" x 2' 11" (1.50m x 0.90m)







SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

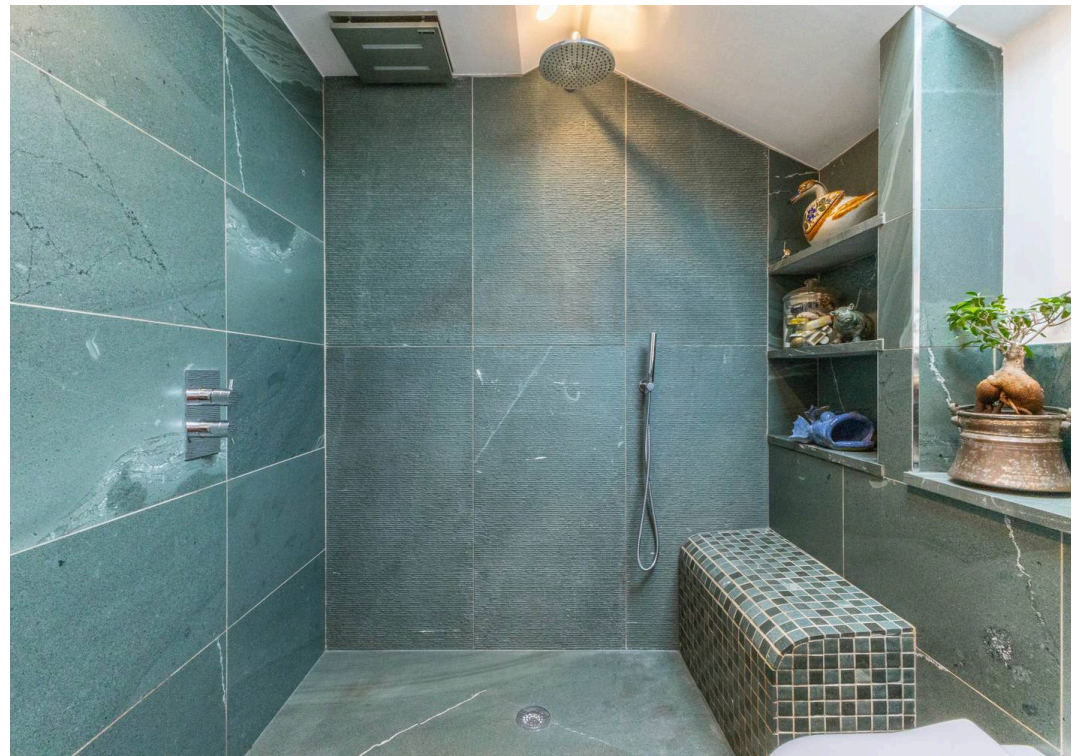
COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

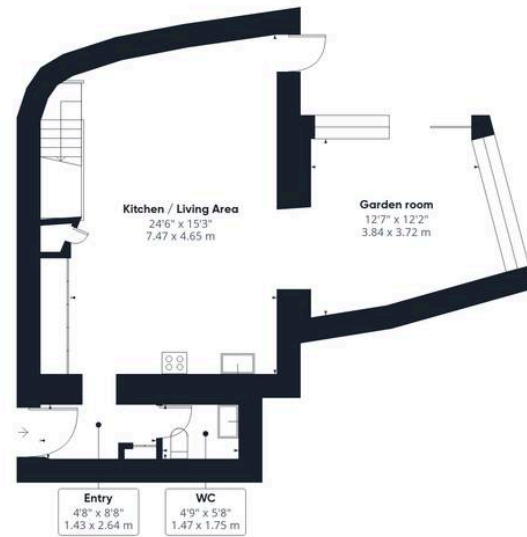
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Ground Floor

Approximate total area⁽¹⁾

899 ft²
83.6 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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