

## Tibs Bield, Newton In Cartmel – LA11 6JH

Grange-Over-Sands

£575,000

# Tibs Bield

## Newton In Cartmel, Grange-Over-Sands

This beautifully modernised Dormer Bungalow located within the Lake District National Park community-hearted village of High Newton, bordering Cartmel and Grange Over Sands. Offering versatile low maintenance living, this property offers spacious yet modern accommodation within a beautiful setting.

Boasting an open-plan family room benefitting from a dining area with outside access to a covered terrace with the high specification pergola, ideal for outside entraining or dining. The kitchen, recently upgraded with space for dining and the convenience of a, ground floor utility, and W.C. Additionally, the property features a ground floor bedroom/ office space, three double spaced bedrooms to the first floor, alongside a master ensuite, generously sized hallway/landing plus plenty of storage solutions, with the addition, of solar panels and new exterior double glazed windows and doors within the stylish colour of Irish pine.

If you're looking for a modern yet cosy home, within a village community, this meticulously updated Dormer Bungalow in High Newton, offers great facilities such as a community hall with events throughout the year, the highly regarded Michelin starred public house Heft, Yew Tree Barn reclamation yard with cafe, and regular bus links to Cartmel, Kendal, Windermere and Barrow.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Beautifully modernised Dormer Bungalow
- Set within the community hearted village of High





### **Sitting Room**

14' 8" x 12' 9" (4.47m x 3.89m)

This open aspect room offers a fantastic open plan family space, offering a cosy log burning stove and French doors opening into the front terrace, fully fitted with a pergola, the contemporary space offers additional living space fitted with motorised wall panels and featured lighting.

### **Dining Room**

11' 7" x 6' 11" (3.53m x 2.11m)

Open aspect from the living room offering rear garden views.

### **Office / Bedroom Four**

10' 11" x 8' 2" (3.33m x 2.49m)

This space currently setup as an office offers versatility to work from home, or be a ground floor bedroom. The room is bright with large garden facing windows and inside access into the garage.

### **Kitchen / Diner**

12' 0" x 9' 0" (3.66m x 2.74m)

The modern and space offers multi tone wall and base units, featured lighting. Integrated oven induction hob, extractor fan, fridge freezer and dishwasher. Large windows and space for a dining table.

### **W.C**

4' 8" x 4' 2" (1.42m x 1.27m)

Feature wall, with contrasting neutral decor, wall mounted W.C and hand pedestal.

### **Utility**

7' 3" x 6' 9" (2.21m x 2.06m)

Tiled floors, fitted handleless units, Silestone worktops, installed with a sink, includes plumbing and space for a washer and dryer. Rear facing windows side garden access.





**Bedroom One**

13' 11" x 13' 9" (4.24m x 4.19m)

Generously sized room, offering neutral toned decor and large windows, plenty of space for storage with access to an en-suite.

**En-Suite**

7' 3" x 4' 7" (2.21m x 1.40m)

Three piece shower suite, side obscured windows, heated towel rail and access to storage.

**Bedroom Two**

11' 8" x 11' 5" (3.56m x 3.48m)

Generously sized with neutral decor, large windows and space for storage.

**Bedroom Three**

11' 3" x 10' 10" (3.43m x 3.30m)

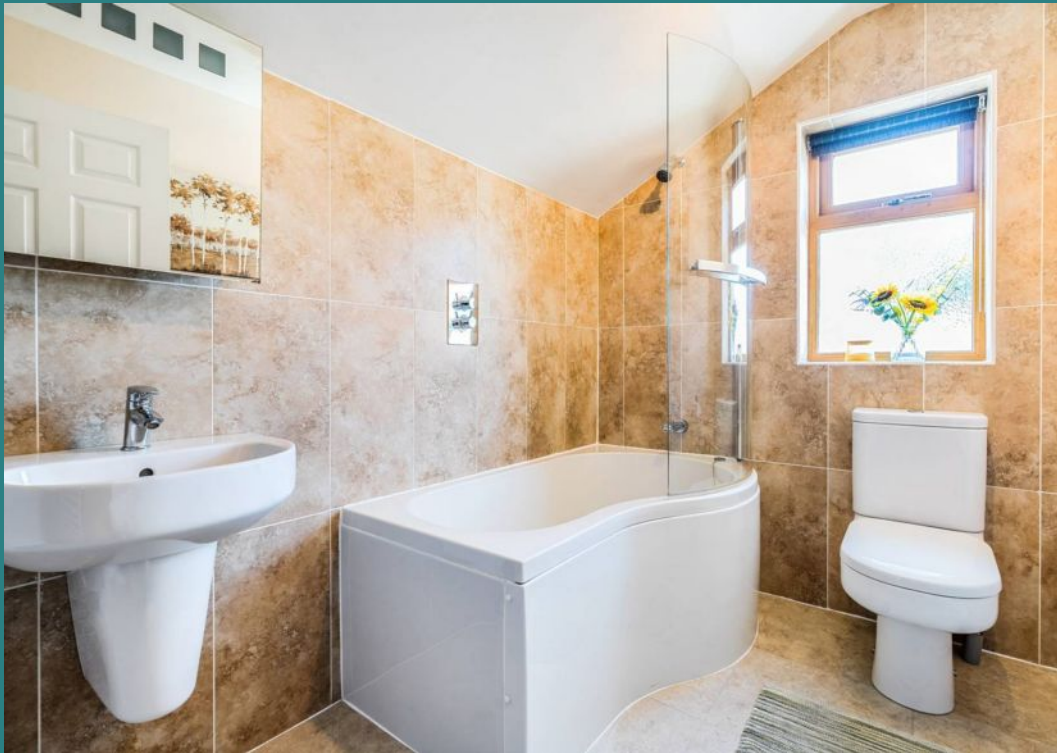
Double in size with a pleasant outlook, fitted storage and neutral decor.

**Bathroom**

10' 8" x 5' 11" (3.25m x 1.80m)

Three piece suite with W.C. P-Bath, hand basin and a heated towel rail. Timeless tumble travertine style wall tiles.





## GARDEN

Stepping outside, the wraparound landscaped gardens envelop the property. The front terrace with pergola invites al fresco dining and relaxation, while the rear patio offers a private retreat with raised flower beds and fruit trees. An outside store with power and light is an added convenience for storing outdoor essentials.

## DRIVEWAY

5 Parking Spaces

The driveway to the front offers private parking for five cars or the great space to park your motorhome.



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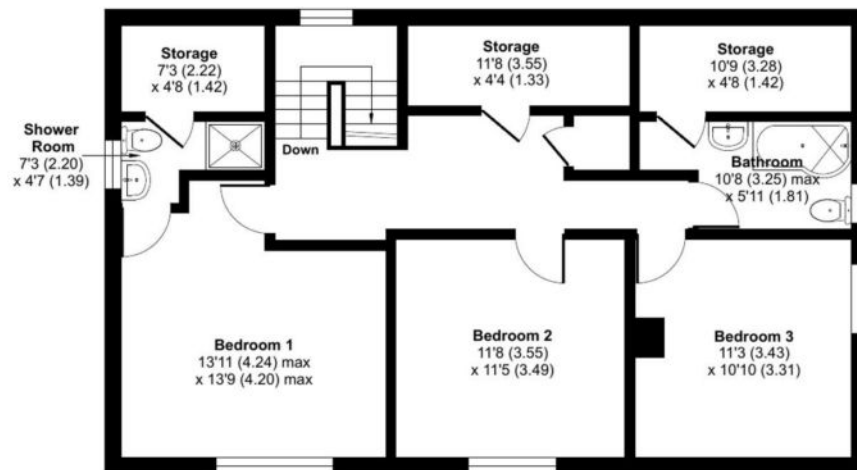


Approximate Area = 1491 sq ft / 138.5 sq m

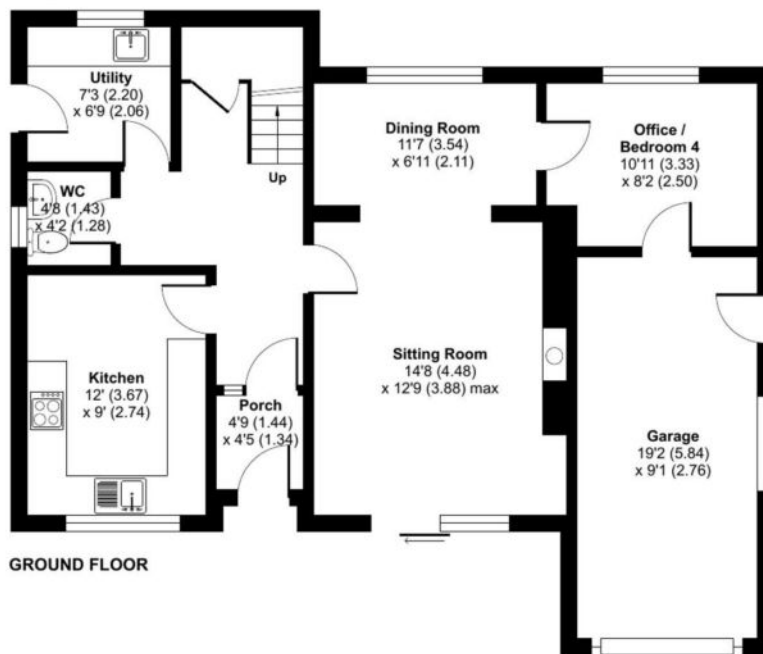
Garage = 173 sq ft / 16 sq m

Total = 1664 sq ft / 154.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Arnold Greenwood Estate Agents. REF: 1353177



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