



## Allithwaite

6 Blenkett Wood Lodge Park, Jack Hill, Allithwaite,  
Grange-over-Sands, Cumbria, LA11 7RL

This stunning, immaculately presented, bespoke Lodge is superb, only 6 years old with a 52 weeks Holiday License. The park is picturesque and quiet yet accessible and convenient.

Comprising Open Plan Lounge/Dining/Kitchen with Balcony off, Utility Room, 3 Double Bedrooms (1 En-suite) and Bathroom. Beautifully maintained Gardens and Patios, Timber Store, Greenhouse and Parking. Early viewing is highly recommended.

OIRO £325,000

### Quick Overview

Detached Lodge - 3 Double Bedroom  
Open plan Lounge/Dining/Kitchen  
Incredibly peaceful location with pleasant  
outlook

52 Week Holiday License  
Timber Store and Greenhouse  
Unusually large outside space  
Delightful walks from the doorstep  
Beautifully presented throughout  
Parking for several vehicles  
Superfast Broadband available\*



3



2



1



Superfast  
Broadband



Parking for  
several cars

Property Reference: G2897



Utility Room



Open plan Living/Dining/Kitchen



Open plan Living/Dining/Kitchen



Rear Patio

**Description** This stunning Lodge was built on site to a high specification as directed by the current owners and is still only 6 years old. Happily, grandchildren now call for their next move, but the move is tinged with a little sadness, leaving this lovely location, super home and relaxed lifestyle behind. This spacious bespoke Lodge is immaculately presented with tasteful neutral décor throughout. Light, spacious and airy we are informed that it is not only a very comfortable home it is very economical to run too! It is available as a 52 week holiday home but I imagine nobody would want to leave!

Fully insulated with double glazing, LPG heating and a slate roof it feels warm, inviting and much more like a modern House than a Lodge. The main entrance is to the side and opens into the Entrance Hall with useful Utility Room off having space and plumbing for washing machine, tumble drier and freezer - it is also very useful for muddy boots and wet dogs before they are let loose into the immaculate interior. There is also a large, cloaks cupboard for coats etc.

The generous Open Plan Living space is naturally divided into 3 distinct areas. With triple aspect, pitched ceiling with attractive ceiling beam, modern wall mounted electric fire, recessed ceiling spot lights this superb space is light, airy and sunny. Patio doors lead out onto the front decked Balcony. The 'L' shaped decked Balcony is a lovely sun trap and is a delightful place to sit and enjoy a meal or a glass of wine. The Kitchen is furnished with a range of soft grey shaker style wall and base cabinets with white work-surface and stainless steel sink unit. Built in oven, 5 burner hob and integrated fridge freezer. Lovely central island. 'Velux' roof window and wide board, wood effect laminate flooring.

Bedroom 1 is a well proportioned room and has a recessed fitted wardrobe and modern En-suite Shower Room comprising double walk in shower enclosure, wash hand basin on a gloss vanity unit and WC. Bedroom 2 is a double Bedroom with side aspect and built in wardrobe. Bedroom 3 is also a double with a dual aspect including French doors to the rear decking. This room is currently utilised a gym/study and enjoys a charming woodland outlook. The main Bathroom has a contemporary white suite of free standing bath, shower enclosure, WC and wash hand basin on vanity unit.

The outdoor space is particularly spacious well maintained. To the rear is a generous, paved patio area bordered by the woodland and deep, raised beds. Lots of space for outdoor entertaining and garden furniture. To the side is a level, immaculately kept lawn and steps up to a sizeable timber Store. Gated steps from the Patio lead up to the upper Terrace with vegetable/fruit border and Greenhouse. Another, charming piece of outdoor space from which to enjoy the peace and enviable views. To the side there is a further area of lawn with a couple of young but established trees and the gravelled driveway provides parking for several vehicles.

**Location** "Blenkett Wood Lodge Park is an exclusive development of 21 lodges, set within 16 acres of beautiful ancient woodland, with rare trees and wildlife in abundance. The site is a SSI site (Site of scientific interest), which has sunshine for most of the day!. This Lodge park really is lovely, exceptionally peaceful and tucked away in a convenient, picturesque and tranquil location. Superb walks can be enjoyed from the doorstep, in particular Humphrey Head - the views are very special indeed. Within walking distance of the highly



Open plan Living/Dining/Kitchen



Kitchen Area



Open plan Living/Dining/Kitchen



Bedroom 1



Bedroom 3



Bathroom

regarded Public House & Restaurant 'The Pheasant Inn' and there is also, a little further into the village, a Convenience Store.

Grange over Sands, with a wider range of amenities is under 10 minutes by car. Allithwaite is situated approximately 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property proceed out of Grange-over-Sands in the direction of Allithwaite. Passing the large pink Nursing Home on Risedale Hill on the right continue into Allithwaite. Follow the road and upon reaching The Pheasant Inn, bear left. Go past the car park on the left and as the road rises, take the farm track to the right. Proceed for approx. one third of a mile to the barrier. Passing through the barrier, keep right and No. 6 can be found on the left hand side.

**Accommodation (with approximate measurements)**

- Utility Room 9' 1" x 8' 1" (2.77m x 2.46m)
- Open Plan Lounge/Dining/Kitchen 26' 4" max x 21' 0" max (8.03m max x 6.4m max)
- Bedroom 1 11' 5" x 8' 9" (3.48m x 2.67m)
- En-Suite Shower Room
- Bedroom 2 10' 7" x 9' 2" (3.23m x 2.79m)
- Bedroom 3 9' 4" x 9' 2" (2.84m x 2.79m)
- Bathroom
- Timber Store
- Greenhouse

**Services:** Mains water and electricity. LPG gas central heating. Mains drainage.

**Tenure:** Leasehold. Subject to a 99 year lease dated 8/11/2018. Vacant possession upon completion

\*Checked on <https://checker.ofcom.org.uk/> 05.04.24 not verified

**Note:** This Lodge has a 52 week Holiday License - it can only be used as a Second Home, not a Holiday Let.

**Management Charges:** Site fees as of March 2024 are £3200. Business Rates; £88. Calor Gas, electric and water are metered and charged separately.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/videos.member.bumb>

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Bedroom 1



Terrace and Greenhouse



Bedroom 2



Front Balcony Decking

Request a Viewing Online or Call 015395 32301

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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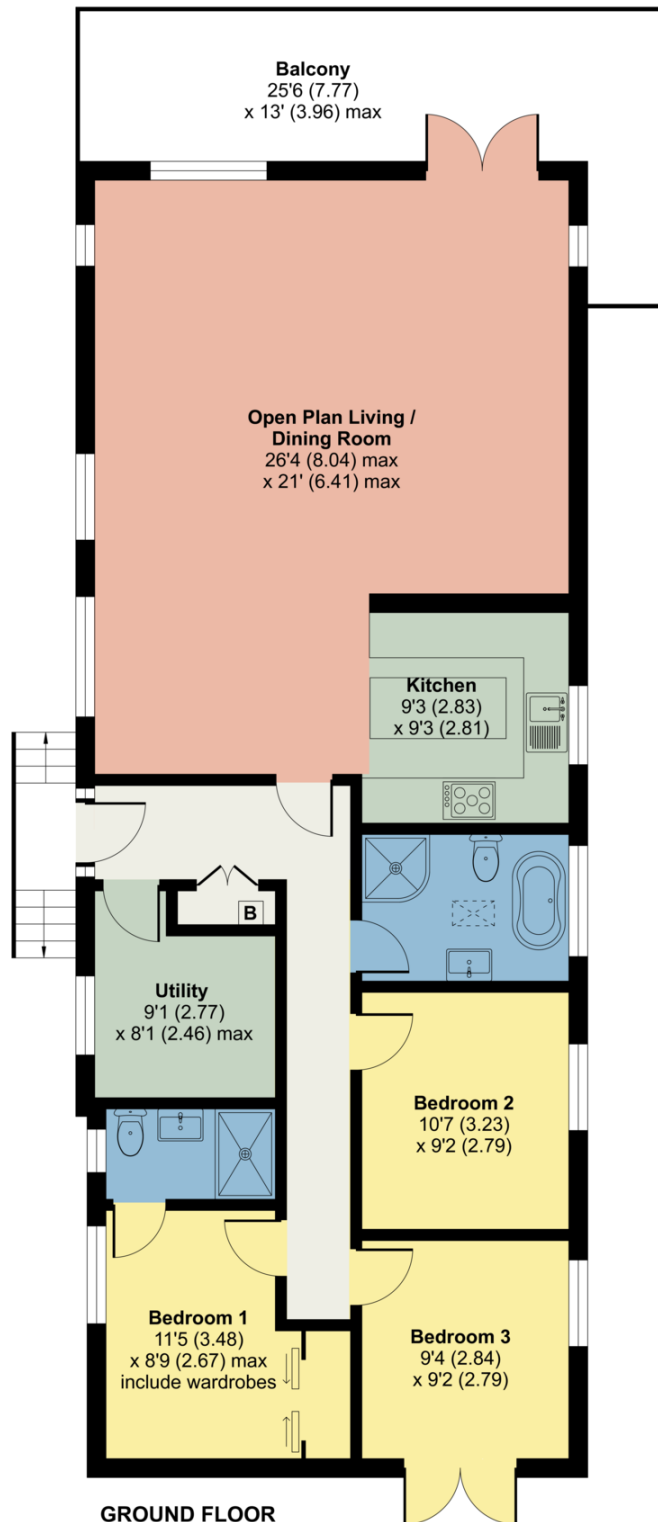
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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

# Jack Hill, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 1187 sq ft / 110.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1107515

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