



# Allithwaite

£350,000

Woodhorn, Cartmel Road, Allithwaite, Grange-over-Sands, LA11 7QZ

A chain free traditional, 1930's Semi Detached House presented to a high standard throughout with lovely open views to the front, low maintenance outdoor space and private Parking for 2-3 cars.

Comprising Hallway, Living Room, Open Plan Kitchen/Dining, Sun Room, Utility Room, 3 Bedrooms, Bathroom, Outdoor stores, Patio style area and Parking. Viewing highly recommended.

## Quick Overview

Semi Detached - 3 Bedrooms

2 Reception - 1 Bathroom

Edge of village location

Excellent Primary School within an easy walk

Pleasing open views to the front

Well presented throughout

Useful, versatile outdoor stores

Low maintenance Rear Patio

Parking for 2-3 vehicles

Superfast Broadband speed 80mbps available\*



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Superfast



Parking for 2-3

Property Reference: G2984





Hallway



Lounge



Kitchen



Sunroom

**Description** Woodhorn is a super, traditional 3 Bedroom 1930's Semi-Detached House which will appeal to a variety of buyers but in particular perhaps local families with children who would like to benefit from the superb Primary School. The property is presented to a high standard and boasts some excellent modifications and additions such as the Open Plan Kitchen/Diner and Sun Room. The home feels relaxed and welcoming and there is a feeling of solid quality throughout. It is ideal for the modern family buyer with somewhere for everyone!

The uPVC door opens into the Hallway which is attractive and spacious. The lovely bespoke stair case with glass balustrades and under-stairs cupboard rises to the First Floor. Wood effect laminate flooring and attractive, modern 'oak' doors lead to the Kitchen and Living Room. The Living Room is perfect for 'lounging' and private from the open plan area to the rear. The bow window provides a lovely front aspect to open countryside and there are several illuminated recesses which can provide excellent storage. The wood burning stove sits on a raised slate hearth with reclaimed 'oak' mantel over.

The Open Plan Dining/Kitchen and Sun Room is a delight - perfect for the modern family. The Kitchen area is furnished with a range of cream, shaker style wall and base cabinets with contrasting black 'quartz' work surface. Deep 'Belfast' sink, Leisure range cooker, integrated fridge, freezer and dishwasher. Superb matching central island and wood effect laminate flooring. The Dining Area has ample space for a formal dining table and maybe even space to create an 'Office Nook'. A square arch leads into the Sun Room. What a super room, flooded with natural light with ceramic, slate effect flooring, this versatile room could be used as an additional Reception/Family room, Study, Playroom etc etc - whatever works best for you. Double Doors provide direct access to the Patio area. Door to Utility Room with plumbing and space for washing machine and tumble drier. Wall mounted gas central heating boiler, hot water cylinder and Zilmet water pressure system.

From the Entrance Hall, the stairs lead to the First Floor Landing with loft hatch with pull down ladder to partially boarded loft with light.

Bedroom 1 is a well proportioned double room with bow window giving wonderful views over open countryside. Attractive, bespoke, fitted window seat. Bedroom 2 is a similar good sized double with pleasing rear outlook. Bedroom 3 is a single enjoying similar, wonderful views to the front. The Bathroom is larger than average and has a 4 piece white suite comprising corner bath, shower enclosure, WC and wash hand basin on a vanity unit.

Outside to the rear is a low maintenance, paved, Patio style area - with the addition of several pot plants and some outdoor furniture, this spacious, sunny area would be lovely for outdoor entertaining. There is also an Outbuilding currently used as a dog kennel with power and light which is accessed via the rear Patio area. This backs onto a larger, former Garage - used now for storage via the double doors with power and light. To the



side is a timber shed and further storage. Parking is provided for 2/3 vehicles on the brick set driveway to the front.

**Location** Located just on the outskirts of the popular village of Allithwaite, Woodhorn enjoys some lovely views over the Cartmel Valley and to Hampsfell and the Lakeland Fells. Within easy walking distance of the excellent Primary School, Village Store and popular village Public House, The Pheasant. A 5 minute drive and you will find yourself in the small town of Grange over Sands with amenities such as Railway Station, Post Office, Library etc or the ever popular and highly sought after village of Cartmel with fine dining and pubs and home to the famed steeplechase meetings and sticky toffee pudding!

To reach the property travel westwards from Grange over Sands in the direction of Allithwaite. Proceed down Holme Lane and turn right into Church Road. Go past the Primary School and Church. Woodhorn can be found shortly on the left hand side.

**Accommodation (with approximate measurements)**

**Hallway**

**Living Room** 13' 7" into bay x 10' 11" (4.14m into bay x 3.33m)

**Dining Kitchen** 19' 5" max x 13' 6" max (5.92m max x 4.11m max)

**Sun Room** 11' 5" x 7' 10" (3.48m x 2.39m)

**Utility Room** 6' 1" x 4' 7" (1.86m x 1.41m)

**Bedroom 1** 14' 1" into bay x 12' 0" (4.29m into bay x 3.66m)

**Bedroom 2** 13' 8" x 11' 0" (4.17m x 3.35m)

**Bedroom 3** 7' 9" x 7' 1" (2.36m x 2.16m)

**Bathroom**

**Dog Kennel/Store** 8' 1" x 6' 3" (2.46m x 1.91m)

**Store - Former Garage** 14' 0" x 7' 9" (4.27m x 2.36m)

**Timber Store**

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 20.8.24 not verified.

**Council Tax** Band D. Westmorland and Furness Council.

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

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £900 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.



View to the Front



Bedroom 1



Bedroom 2



Rear Garden

# Cartmel Road, Allithwaite, Grange-Over-Sands, LA11



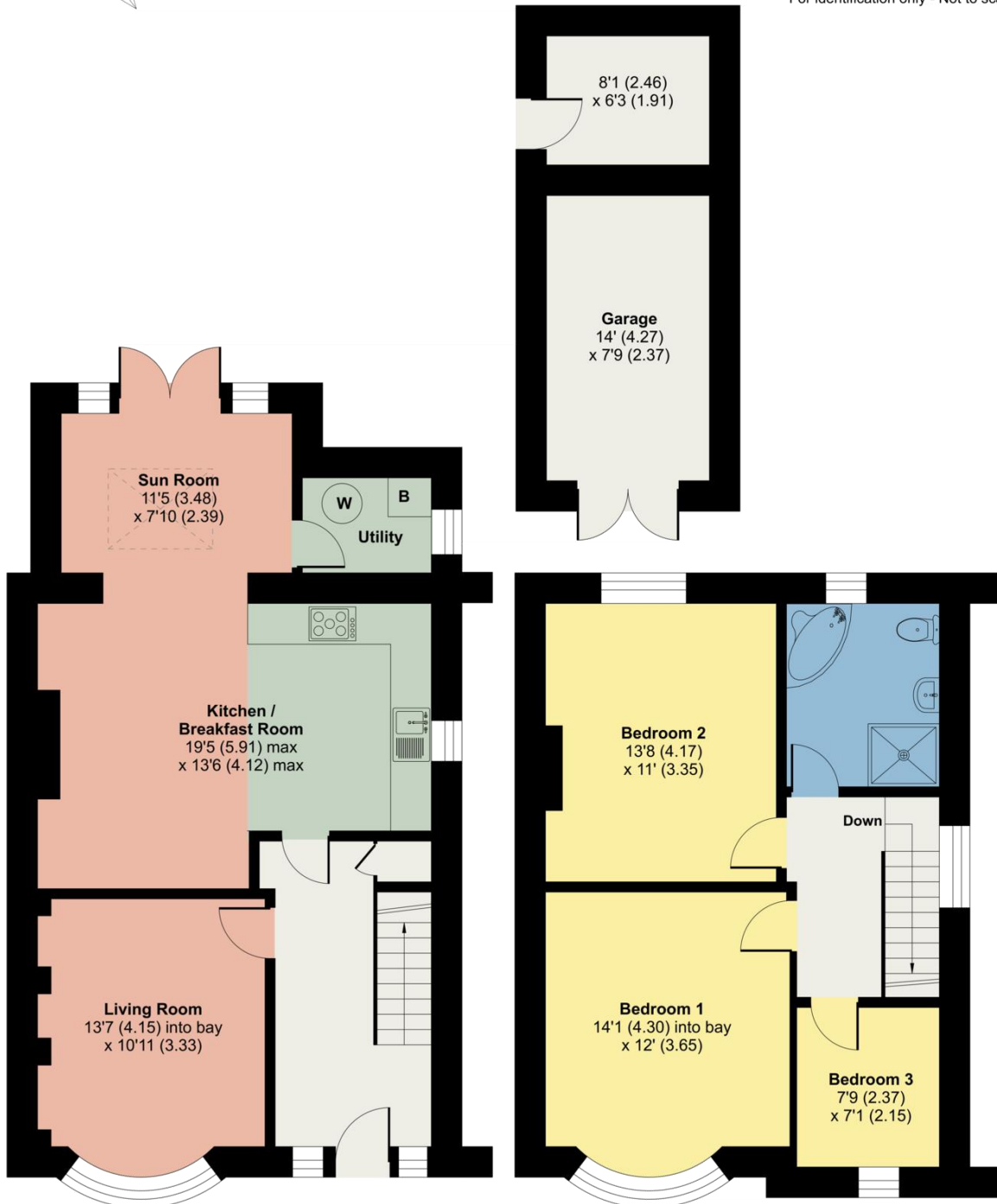
Approximate Area = 1201 sq ft / 111.5 sq m

Garage = 112 sq ft / 10.4 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1364 sq ft / 126.6 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1177465

## FIRST FLOOR

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