



# Allithwaite

Guide Price £145,000+ (plus fees)

Shamrock Cottage, Church Road, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QG

## For Sale by Public Auction

at the Halston Hotel, 20-34 Warwick Road, Carlisle, CA1 1AB

Thursday 24<sup>th</sup> October 2024 at 12 noon

By Auction House, Cumbria - Tel: 01228 510552

Attention! are you looking for a sweet, village cottage? Shamrock Cottage is a delight and everything you might expect from a warm, cosy and snug cottage.

Comprising Sitting Room, Breakfast Kitchen, Bathroom, 2 Double Bedrooms and rear Seating Area with delightful views. On road parking. Viewing highly recommended.

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On Street

### Quick Overview

End Terrace - 2 Double Bedrooms

1 Reception - 1 Bathroom

Village Location

Lovely views from Seating Area

Wood Burning Stove

Gas Central Heating

Double Glazing

On Street Parking

Superfast Broadband speed 53 mbps available\*

Property Reference: G2872



Sitting Room



Sitting Room



Breakfast Kitchen



Breakfast Kitchen

**Description** Shamrock Cottage is the sweetest and cosiest of Cottages. Currently a holiday let so ideal for the investors but equally suited to a first time buyer or couple or a perfect bolt hole for those seeking a weekend retreat.

The charming, low, stable door opens directly into the Sitting Room which is attractively decorated in neutral tones and cottage style. There are painted panelled walls to dado height, a deep set front window, alcove cupboard and wood effect 'Karndean' flooring. The focal point is the attractive, warming wood burning stove. A cottage style latch door opens into the Breakfast Kitchen which is furnished with handmade wooden wall and base cabinets with matching work-surface and attractive 'Belfast' sink. Space for freestanding electric oven and fridge freezer. Quarry tiled floor, external door, recessed wall cupboard and space for breakfast table. A few steps up lead to the Half Landing and door to the Bathroom.

The Bathroom has neutral wall tiling, painted wall panelling and a white suite comprising WC, pedestal wash hand basin and bath with shower over. The short flight of stairs with high level, deep set window over, lead to the First Floor where the 2 Double Bedrooms can be found. Both are double bedrooms with exposed, original floorboards - Bedroom 1 enjoys a front aspect and Bedroom 2 has a fitted cupboard which houses the gas central heating boiler. Rear aspect to open fields.

A real bonus to this lovely property is the rear seating area. Steep, narrow steps lead up to a delightful seating area which is a charming spot for morning coffee or evening drinks. There are lovely views to open countryside, right down to Morecambe Bay.

**Location** Shamrock Cottage is located within the popular village of Allithwaite which is a small friendly village with a highly regarded Public House/Restaurant (The Pheasant) and excellent Primary School. A short drive away is the renowned village of Cartmel with it's fine dining, Pubs, Cartmel Races, Sticky Toffee Pudding and Cafes/Tearooms. Grange over Sands is just a little further away (5 minutes) with Medical Centre, Post Office, Library, Railway Station etc.

To reach the property travel westwards from Grange over Sands in the direction of Allithwaite. Drop down Holme Lane and take the second right into Church Road. Shamrock Cottage is shortly on the left hand side.

### Accommodation (with approximate measurements)

**Sitting Room** 12' 4" x 10' 10" (3.76m x 3.3m)

**Breakfast Kitchen** 10' 11" max x 9' 0" max (3.33m max x 2.74m)

**Bathroom**

**Bedroom 1** 11' 2" x 11' 0" (3.4m x 3.35m)

**Bedroom 2** 10' 0" x 8' 1" (3.05m x 2.46m)

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

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 27.1.24 not verified

**Rateable Value:** £1575.00. Amount Payable (0.499) = £785.93. Currently subject to Small Business Rate Relief.

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

**What3words**

<https://what3words.com/emerald,outlawing,survivor>

**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 £600 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



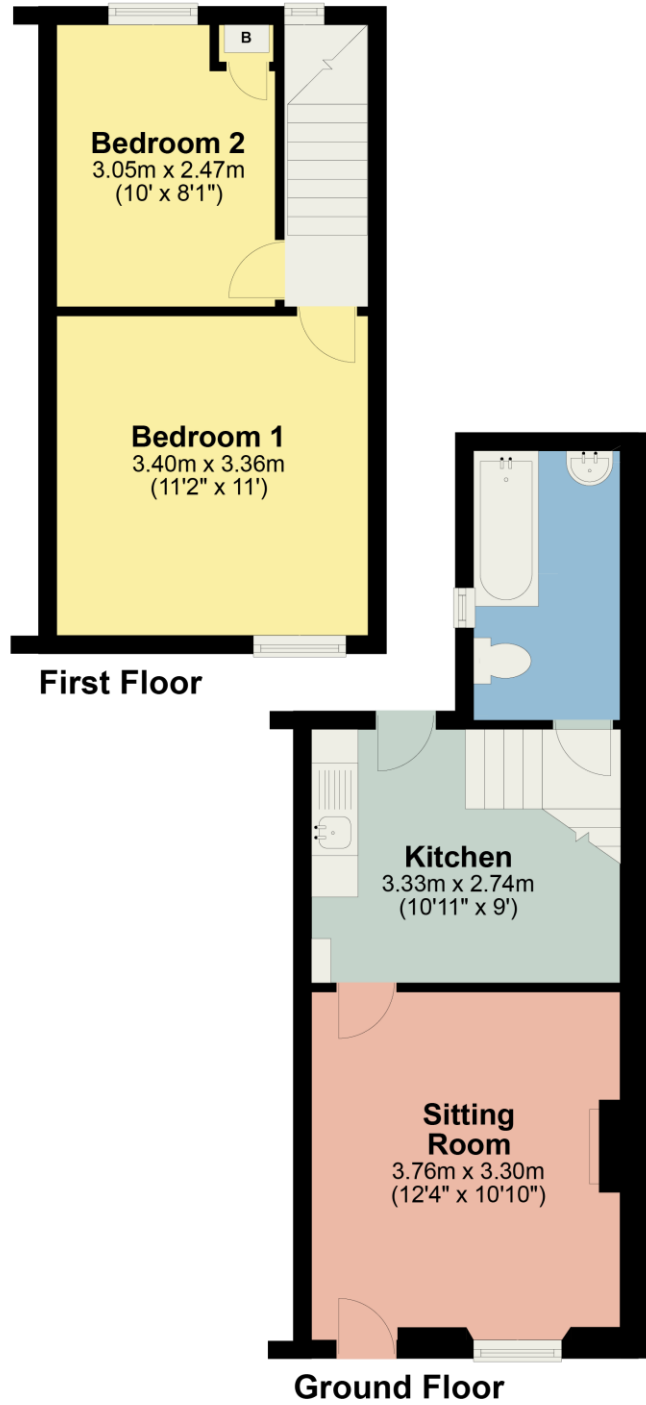
Bedroom 2



View from Patio Terrace



Patio Terrace



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2872

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