



Allithwaite

£195,000

1 Vicarage Lane, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QN

A delightful, Detached Cottage style property in the heart of the popular and friendly village of Allithwaite. This cosy and inviting property has some charming exposed features, has original internal doors and lovely, deep set cottage windows. There is also the opportunity to improve and update here and there so this property should have a wide appeal. Large enough for a family but cosy enough for a coupe or single person too. The Cottage has a delightful, low maintenance paved Rear Garden that affords a high level of privacy, a private Parking space to the side and pleasant outlook to the childrens playground, Community Orchard and St Marys Church beyond there is even a glimpse of Morecambe Bay from Bedroom 2!

Quick Overview

Charming Detached Cottage

Central village location

Church, Village Shop and Public House close-
by

Glimpse of Morecambe Bay from Bedroom 2

Excellent Primary School a few strides away

3 Double Bedrooms

1 Reception - 1 Bathroom

Enclosed, paved Rear Garden

Parking for 1 car

Superfast Broadband available*



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Property Reference: G3001



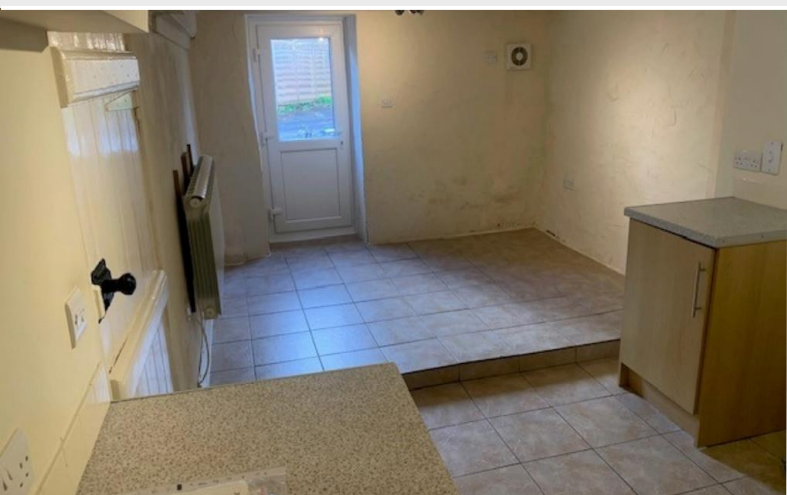
Entrance



Sitting Room



Kitchen



Kitchen

The attractive, modern, anthracite uPVC door has clearly been specially made as it is charming, narrow and low and provides access into the Entrance Hall which is spacious enough for coats, pegs and shoe racks with lovely, old, original doors leading to the downstairs rooms. Painted wooden slatted walls and exposed beam. The Sitting Room is cosy yet spacious with dual aspect - front and rear. Exposed beam and cottage style deep set windows. The Dining Kitchen is full depth and split level. The Dining Area has a rear door to the Garden Area and the Kitchen has a deep set window to the front and a range of light 'wood' base units with stainless steel sink, space for washing machine, oven and fridge freezer. The 'Inner Hall' is a useful space currently used for storage but there is definitely space to create a small 'Study area' if required.

The stairs lead to the First Floor where there are 3 Double Bedrooms all with a front aspect. Bedroom 1 is especially generous. Bedroom 2 has a pleasing glimpse of Morecambe Bay and charming, feature, painted exposed vertical beams. Bedroom 3 is a cosy double. The Bathroom has a 3 piece white suite.

To the rear there is a spacious, paved patio style Garden with some rockery plantings and secure fence. A gate leads around the side to the Parking space. The Outbuilding adjacent to the property will be sold with 1 Vicarage Lane. The Outbuilding that leads to the Allotments, will be retained by the Parish Council.

This property has lots of potential but does need some structural repairs - A copy of the report is available from the Grange Office. Once these are done this property could be a wonderful, cosy, welcoming family home.

Location Situated within easy walking distance of the excellent Primary School, Village Store and popular village Public House - The Pheasant. The small town of Grange over Sands is just 5 minutes away with amenities such as Railway Station, Post Office, Library etc or the ever popular and highly sought after village of Cartmel with fine dining, public houses and home to the famed steeplechase meetings and sticky toffee pudding! 1 Vicarage Lane occupies a prominent position in the centre of this popular village.

To reach the property from the centre of Grange bear left at the mini-roundabout at the top of Main Street, proceed along The Esplanade heading Westwards towards the village of Allithwaite, drop down the hill and take the first right into 'The Square'. Follow the road and take the 3rd left into Vicarage Lane. No 1 is found immediately on the right.

What3words - <https://what3words.com/fees.nylon.dividers>

Accommodation (with approximate measurements)

Hall

Inner Hall

Sitting Room 17' 10" x 9' 2" (5.44m x 2.80m)

Dining Kitchen 17' 10" x 9' 3" (5.46m x 2.84m)

Bedroom 1 18' 2" x 9' 4" (5.56m x 2.86m)

Bedroom 2 12' 11" x 9' 4" (3.95m x 2.86m)

Bedroom 3 9' 11" x 9' 3" (3.03m x 2.84m)

Bathroom

Services: Mains electricity, water and drainage. Electric heating.

Tenure: Freehold. This property is currently let on an Assured Shorthold Tenancy. The Tenants have been served notice to vacate by April 2025. Vacant possession upon completion.

Council Tax: Band B. Westmorland and Furness Council

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

Material Information: A structural report has been carried out by Curtins Consulting Ltd, Kendal which states that structural works are required. Having taken informal advice, the vendors understand the repairs shown in Sections 7.2, 7.3 and 8 could all be undertaken within a maximum budget of £20,000 to which it would be reasonable to add a contingency of 15% plus vat a total of approximately £27,600. The above figure is only given on a without prejudice basis to assist a buyer who should be instructed to make their own enquiries. Copies of the report are available from the Grange Office.

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

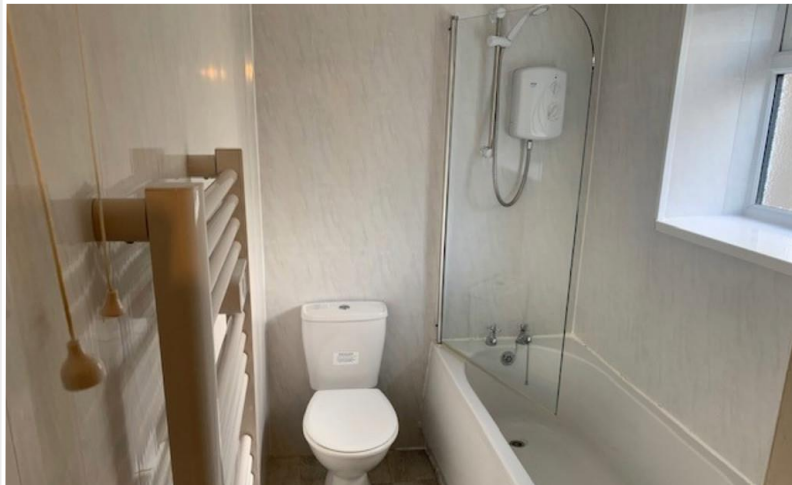
Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



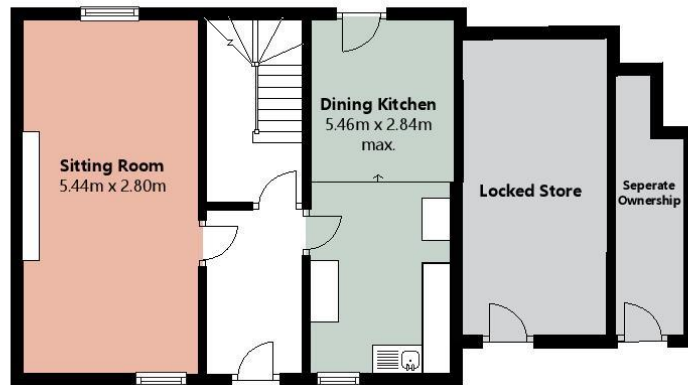
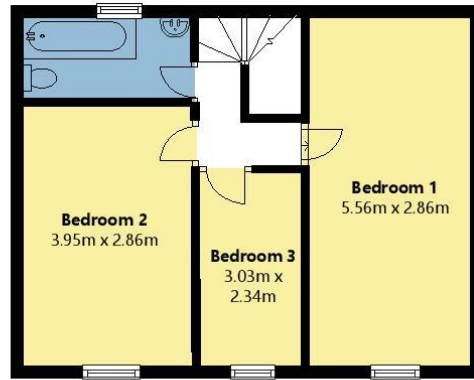
Bedroom 2



Bathroom



Rear Garden Area



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/02/2025.