



Allithwaite

£260,000

Uplands, Quarry Lane, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QJ

Situated in a quiet, residential corner of Allithwaite, this excellent, chain free, 2 Bedroom Semi-Detached Bungalow offers a fabulous opportunity for those with a vision to create their dream home. Situated on a generous plot, with gardens, parking and garage, this property is full of potential and is perfect for anyone looking to put their personal stamp on a new home.

This property boasts the original kitchen which, as per much of the rest of this loved home, is in excellent condition for its age!

The layout is practical and traditional with the addition of a useful rear Porch which could be used as Utility space and with the sizeable rear Garden space an extension, if required, may not be out of the question.

There are pleasing views from the front of the property over roof tops towards open fields.

Quick Overview

Scope to update and improve
Charming, private Rear Garden
Very generous plot
Opportunity to upgrade
Quiet village location
2 Double Bedrooms
Semi Detached Bungalow
Garage & Garden
No upper chain
Superfast Broadband



2



1



1



F



Superfast
Broadband



Garage and
Parking

Property Reference: G3038



Lounge



Lounge



Kitchen



Bedroom 1

The attractive, arched, double uPVC doors open into the small Entrance Porch with door into the Entrance Hall which is wide and spacious with loft hatch. The Lounge is spacious with bay window to the front, overlooking the front Garden and giving views over roof tops to open fields beyond. Older style gas fire with dark wood surround. The Kitchen is well proportioned with space for a breakfast table and has a pleasant aspect into the Rear Garden. Currently furnished with the original cabinets and with double draining stainless sink unit. Space for washing machine, fridge freezer, cooker etc. Door to the 'Rear Lobby' which has access to the Attached Garage, the Useful 'Store' and Rear Porch. The Rear Porch is light and bright and could be a charming place to sit, read and enjoy the peace or perhaps well suited as Utility space. External door to the Rear Garden.

Both Bedrooms are well proportioned doubles. Bedroom 1 enjoys a front aspect into the Garden and Bedroom 2 has a rear aspect into the rear Garden and has a range of original, built in wardrobes. The Shower Room has a white suite comprising WC, pedestal wash hand basin and walk in double shower. Airing cupboard housing the hot water cylinder.

The Garage has double opening metal doors, power and light and can be accessed internally or externally. Parking for several cars to the front of the Garage. The Gardens are very generous indeed, currently a little overgrown but the space is excellent. The Rear in particular is private and has a Greenhouse (currently not in use as needs repair). Both have areas of lawn and mature shrubs. The Gardens would excite the green fingered and those in search of a rewarding project!

This property should have a broad appeal as it requires some 'TLC' and would be excellent for a retired couple looking to downsize, a Second Home/Holiday Let a First Time Buyer or perhaps a family who may wish to get their teeth stuck in to a project and have the energy to extend! Either way, we don't anticipate it being around for too long.

Location Allithwaite is a small friendly village with a popular Public House/Restaurant (The Pheasant Inn), excellent Primary School, St Marys Church and recently opened General Store. 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.

From the centre of Grange bear left at the mini-roundabout at the top of Crown Hill and proceed along The Esplanade heading out of Grange. Upon entering Allithwaite go down Holme Lane and turn right into 'The Square' which leads into Church Road. Take the right turn just before the Convenience Store in to Quarry Lane. Uplands, can be found shortly on the left before the Community Centre.

What3words - <https://what3words.com/spilled.cider.organic>

Accommodation (with approximate measurements)

Entrance Porch
Hallway
Lounge
Kitchen
Rear Lobby
Rear Porch/Utility
Store
Bedroom 1
Bedroom 2
Shower Room
Garage

Services: Mains gas, electricity, water and drainage. Smart meter in Garage. Electric storage heaters. Gas fire. Hall radiator (not in use) from hot water cylinder.

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

Council Tax: Band C. Westmorland and Furness Council.

Material Information: Polystyrene ceiling tiles in Kitchen. Possible asbestos over the garage roof and store. Right of access over the lane leading to the Community Hall.

Viewings: Strictly by appointment with Hackney & Leigh.

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 and it was brought up to today's modern standards we estimate it has the potential to achieve between £825 – £875 per calendar month. For further information and our terms and conditions please contact the Office.

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 2



Shower Room



Rear Garden



Front Garden and Driveway

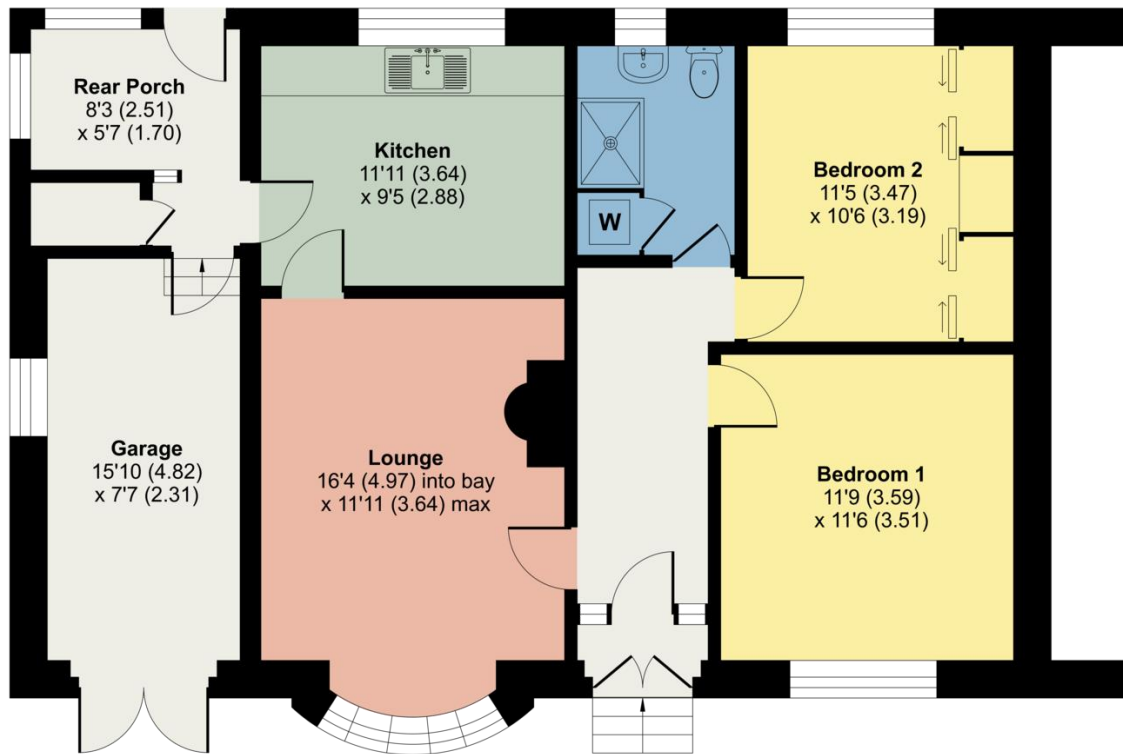
Quarry Lane, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 808 sq ft / 75 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1254201

A thought from the owners - "This was a peaceful and restful home for a couple who loved gardening in their retirement"

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