



Allithwaite

£170,000

Lodge 11 Blenkett Wood Park, Jack Hill, Allithwaite,
Grange-over-Sands, Cumbria, LA11 7RL

Lodge 11 is a superb, refurbished 3 Bedroom 10 year old Lodge with a 52 Week Holiday Use only license occupying an enviable position on this sought after, very peaceful, intimate Lodge Park with some delightful views. This Lodge has been carefully refurbished to include new electrics, flooring, kitchen, shower rooms and redecorated throughout which means the new owners have a trouble free blank canvass to just furnish and enjoy!

Set on a generous plot this Lodge is light and sunny with a spacious airy feel to the main Living Area. There is a tended lawn to the front with a larger garden to the rear which will delight those green fingered folk looking to get their teeth into something or energetic children! A good sized timber shed is almost lost in this space and there is Parking for at least 3-4 vehicles.

Quick Overview

- Refurbished 3 Bedroom Lodge
- New Kitchen and Shower Rooms
- 52 Week Holiday use only
- Enviably situation
- Peaceful and tranquil Park
- Excellent Public House/Restaurant closeby
- Delightful walks from the door step
- Exceptionally large plot
- Parking for several vehicles
- Superfast Broadband



3



2



1



Superfast



Parking for
several

Property Reference: G3046



Open Plan Lounge/Dining/Kitchen



Kitchen



Open Plan Lounge/Dining/Kitchen



Balcony/Terrace

Several steps leads to the uPVC double glazed Entrance door which opens directly into the Open Plan Living/Dining/Kitchen area which feels spacious, sunny and airy. Triple aspect with French doors to the Balcony/Terrace and further glazed door to the rear. There is ample space for both living and dining furniture, attractive grey flooring and a newly installed media wall gives a modern feel and keeps the space clutter free. Below is a wall mounted, contemporary electric fire. Off this space is the boiler cupboard and useful cloaks cupboard. The Kitchen is furnished with a range of high gloss grey wall and base cabinets with breakfast bar seating, complimentary worktops and inset stainless steel sink. Integrated washing machine, dishwasher and fridge freezer. Built in electric oven and calor gas hob. This Open Plan space is perfect for entertaining. The Balcony/Terrace with glass balustrades is a super addition and excellent for summer days and evenings, extending your living space and bringing the outside in. It also has some lovely views.

The Inner Hallway has access to the 3 Bedrooms and Shower Room. Bedrooms 1 and 3 are Doubles with rear aspect. Bedroom 2 has a built in wardrobe, pleasant aspect to the side and an En-Suite Shower Room comprising corner shower, WC and wash hand basin. The Shower Room is shower boarded with new suite (2025) comprising corner shower, WC and wash hand basin.

Externally, to the side there is Parking for several vehicles on the gravel parking area. To the front there is a good sized area of lawn which catches the sun for most of the day. The Rear Garden is very generous indeed. A large expanse of sloping grass with a couple of pretty trees dotted around - very private and bordered by woodland. This Garden is excellent for the green fingered among us to create and design their own relaxing space.

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 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. 11 can be found shortly on the left hand side.

What3words - <https://what3words.com/hopeless.driftwood.couple>

Accommodation (with approximate measurements)

Open Plan Living/Dining/Kitchen 19' 10" x 19' 1" (6.05m x 5.82m)

Inner Hall

Bedroom 1 9' 5" x 9' 3" (2.88m Min x 2.82m)

Bedroom 2 9' 3" x 8' 8" (2.82m x 2.65m) Inc Wardrobes

En-Suite Shower Room

Bedroom 3 9' 6" x 9' 3" (2.90m x 2.84m) Max

Shower Room

Balcony

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

Tenure: Leasehold. Subject to a 50 year lease starting as per completion date. A 99 year lease is available subject to an additional cost - please contact the office for more information. A copy of the lease is available for inspection at the Grange Office. Vacant possession upon completion

Rateable Value: TBC

Service Charges: Site fees as of March 2025-26 are 3,382.48 and increase every year by RPI. Calor Gas, electric and water are metered and charged separately. There is no Ground Rent payable.

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

Material Information: Please note a 10% + VAT surcharge is payable to park upon resale of the lodge.

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.

Anti-Money Laundering Check (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



View

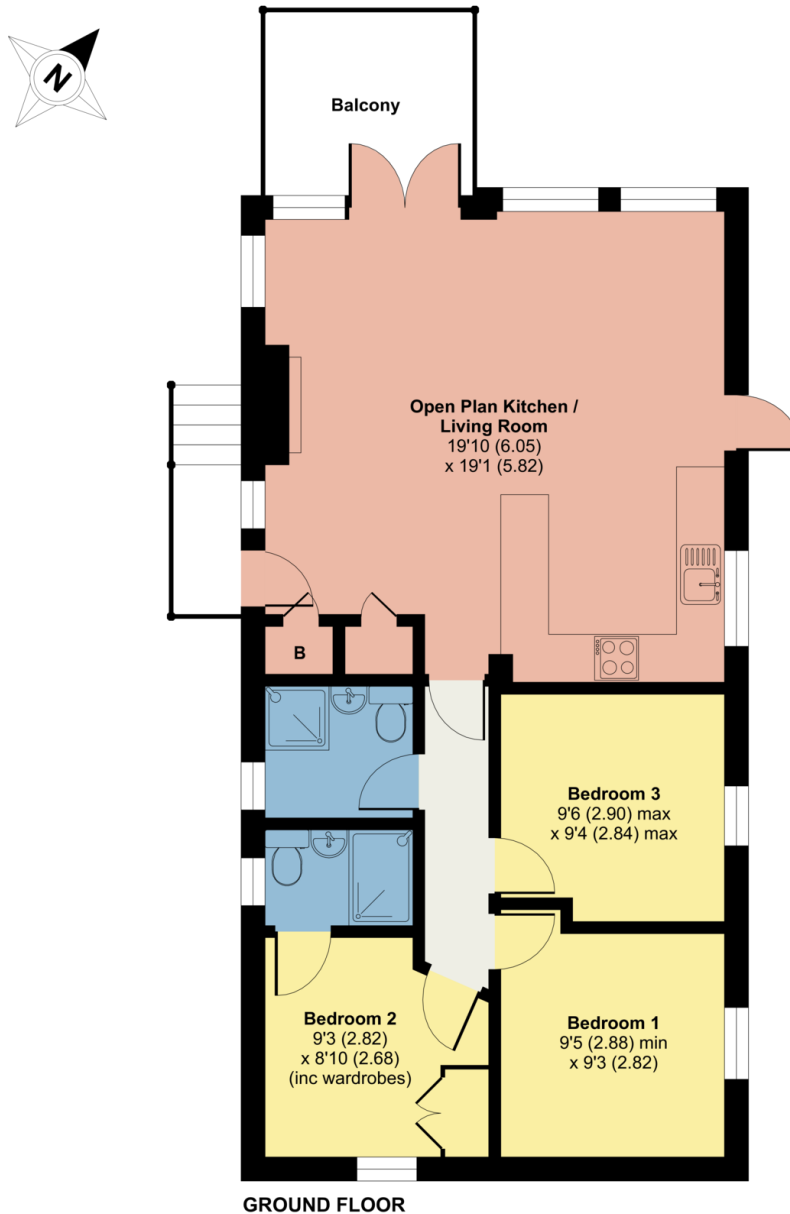


Garden

Blenkett Wood Lodge Park, Jack Hill, Allithwaite, Grange Over Sands, LA11

Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



 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: 1264826

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