



## Allithwaite

£205,000

Herdwick Lodge, Meadow's End, The Pastures, Templands Lane,  
Allithwaite, Grange-over-Sands, Cumbria, LA11 7QY

Herdwick Lodge is located on this popular lodge park (open for 52 weeks of the year) and is light, airy and spacious inside. Well presented with modern Kitchen and Bath/Shower Rooms, approx 14 years old. Comprising Entrance Vestibule/Utility, Boiler Room/Cloaks, Cloakroom, Galley Kitchen, Open Plan Living/Dining Room, 2 Double Bedrooms both En-Suite. Side Decked Garden, Hot Tub, grassed Garden area and Parking for 2 cars.

Holiday Let/Second Home only!

Viewing strongly recommended.

### Quick Overview

Peaceful rural park  
2 Bedroom Lodge  
2 En-suite Bath/Shower Rooms  
LPG heating  
Spacious and airy  
Short walk to Cartmel Village  
Lovely walks on the doorstep  
Holiday Let/Second Home only  
Hot Tub for 4  
Superfast Broadband



2



2



1



Superfast  
Broadband



Parking for  
2 cars

Property Reference: G3074



Kitchen



Dining Area



Living Area



Living Area

Steps lead up to the raised decked walkway which leads to the double glazed entrance door and in to Entrance Vestibule with Cloaks/Boiler cupboard housing the Worcester LPG gas central heating boiler. Door to Cloakroom with WC and corner wash hand basin. Archway to the Galley Kitchen with cream base cabinets, complementary worktops and single drainer stainless steel sink unit. Built in oven and gas hob with brushed stainless steel and glass cooker hood over. Integrated fridge, freezer and dishwasher. Laminate flooring. Access in to the 'L' shaped Open Plan Living/Dining area with pitched ceiling, wood burning stove sat on a quartz style hearth and ample space for living and dining furniture. Double glazed door to the decked Balcony, picture window with side aspect to Hot Tub and Garden. Laminate flooring and doors to Bedrooms 1 and 2.

Bedroom 1 is a spacious double room with pitched ceiling and laminate floor. Door to decked Balcony and En-suite Bathroom. The En-suite Bathroom has a 3 piece white suite, comprising larger than average bath with shower over, vanity wash hand basin and low flush WC. Complimentary part tiled walls, Karndean flooring and Velux roof light. Bedroom 2 is another spacious double Bedroom with pitched ceiling and laminate floor, doors to Garden and En-Suite Shower Room. The En-suite has a 3 piece white suite, comprising double shower enclosure, vanity wash hand basin and low flush WC. Attractive part tiled walls, Velux roof light and chrome ladder style radiator.

The outside decked Balcony has access from the Living/Dining Room and Bedroom 1 and is ideal for morning coffee or alfresco dining. Steps down to the Garden and 'Balboa' Hot Tub for 4 people, ideal for relaxation. There is Parking for 2 cars on the gravelled area to the front of the property and a lawned area.

**Location:** Located just a mile away from the renowned village of Cartmel, this highly desirable and picturesque village is famous for its popular steeplechase meetings, the highly prized L'Enclume restaurant and Sticky Toffee Pudding! The village boasts impressive historic architecture including the 12th Century Priory and Gate House. With Public Houses, Eateries, Coffee Shops, Bistro and a handful of eclectic shops, it is easy to see why the village has gained such a popular reputation.

Allithwaite is located approximately 20 minutes from the M6 motorway and is a similar distance from the foot of Lake Windermere, so is both accessible and convenient for all the South Lakes attractions. The small Edwardian town of Grange over Sands which offers a wider range of amenities is just 5 minutes by car.

To reach the property from Cartmel Village, go past the secondary school and turn left into Cartmel Road. Take the first right and then right again in to 'The Pastures'. Proceed down the hill and take the third left into Meadows End. Herdwick Lodge is found shortly on the left hand side.

What3words -  
<https://what3words.co.uk/haystack.aunts.unusable>

## Accommodation (with approximate measurements)

Entrance Vestibule

Utility Area

Boiler Cupboard/Cloaks

Cloakroom

Kitchen/Dining Area 19' 7" x 7' 8" (5.97m x 2.35m)

Living Area 19' 7" x 11' 7" (5.97m x 3.53m)

Bedroom 1 13' 2" x 11' 9" (4.01m x 3.58m)

En-suite Bathroom

Bedroom 2 12' 0" x 11' 8" (3.66m x 3.56m)

En-suite Shower Room

Decking 20' 1" x 9' 8" (6.13m x 2.95m)

**Services:** Mains water and electricity. LPG heating. Shared septic tank drainage.

**Tenure:** Leasehold. Subject to a 99 year lease dated December 2010. No upper chain Vacant possession upon completion

**Note:** The property can only be used as a Holiday Let. The site is open 52 weeks of the year.

**Management Charges:** Site fees as of April 2025 are £5744.38. Calor Gas, electric and water are metered and charged separately.

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

**Business Rates:** £365 payable per annum.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Holiday Letting:** Currently let through Hoseasons. We are advised that Herdwick Lodge generates a gross income of £11465 for 2023/2024 and £13734 for 2024/2025.

**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



Decked Area

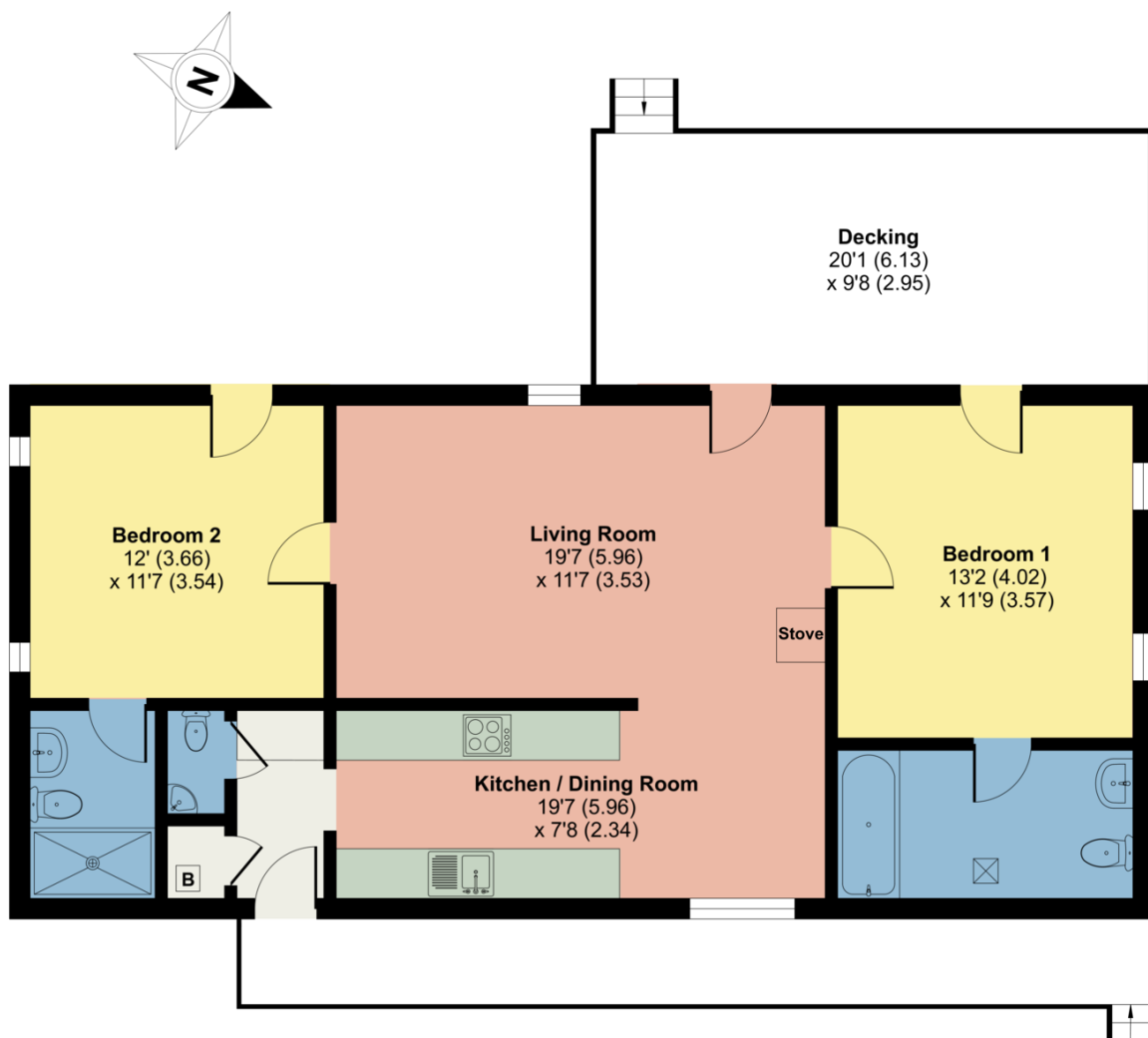


Hot Tub

# Herdwick Lodge, Meadows End, The Pastures, Templands Lane, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 855 sq ft / 79.4 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.  
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