



Allithwaite

£375,000

Lane End, Cartmel Road, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QZ

A lovely, spacious and versatile Detached Bungalow in the popular, friendly and sought after village of Allithwaite. This deceptive property has a flexible layout internally with bright rooms and is neatly presented throughout. The front aspect enjoys delightful views towards Wartbarrow.

This superb property will have a broad appeal perhaps in particular to those seeking lateral living. Equally suited to families with the excellent Primary School close-by or maybe even retirees looking to settle in a quiet village. There is uPVC double glazing and gas central heating throughout. The outdoor space is no less impressive with attractive Gardens and a particularly charming, sun-drenched enclosed Courtyard with direct access from the Living Room.

Internal inspection strongly recommended.



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1



2



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Superfast
Broadband



Garage and
Parking

Quick Overview

Pleasant country views

Well proportioned rooms

Delightful walks from the doorstep

Close to the excellent Primary School

Popular Village location

Charming, sunny enclosed Courtyard with
Garden

Double glazing and gas central heating

Garage and Parking

Attractive Gardens

Superfast Broadband

Property Reference: G3107



The main door opens in to the lovely Conservatory style Porch, a super addition from which to admire the Garden and lovely views to Wartbarrow beyond. From here we go in to the Lounge, a spacious room with walk-in bay window, pleasant neutral décor and cosy, wood burning stove in Victorian style surround. Door to Bedroom 1 and Inner Hall.



Conservatory style Porch



Lounge



Bedroom 2

Bedroom 1 is a spacious Double Bedroom with walk-in bay window to the front and pleasant view in to the Garden. Fitted cupboard and cast iron fire place (not in use). The Inner Hall has access to Bedrooms 2 & 3, Bathroom and Living Room. Bedroom 2 is a also a well proportioned Double Bedroom with side aspect and cast iron fire place (not in use). The Bathroom is quite luxurious with a 4 piece white 'Victorian' style suite. Corner shower enclosure, pedestal wash hand basin, WC and lovely claw foot bath. Wood effect laminate flooring and half height soft green painted wall panelling. Bedroom 3 is also a useful double room with side aspect.

The Living Room is a well proportioned room with a dual aspect. French doors open to the beautiful, sunny, enclosed and very private Courtyard. Living flame gas fire with polished stone surround. The Dining Kitchen is a good sized room with an extensive range of darker wood wall and base cabinets with black granite work surface. and inset 1½ bowl stainless steel sink and attractive 'LOFRA' range cooker. Space for fridge freezer, dish washer, washing machine and tumble drier. External side door.

Externally the Gardens are just a pleasing! To the front is a good area of level lawn with deep planted border and charming views towards Wartbarrow - a lovely spot to sit quite privately and watch the world go by. A wide, gravel pathway with mature shrubs either side leads to the gate which opens into the Courtyard. A delightful, sunny and very private space, well stocked with colourful plants and shrubs. A gate from here opens onto the Private Driveway which can accommodate 2/3 vehicles in front of the Garage. The Garage has an up and over door power and light. Around to the side here is a further, private area of garden/patio with more delightful, very well established plants and shrubs. A garden area to please everyone! Timber store.

Location: Allithwaite is a popular, friendly village with 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!



Lounge



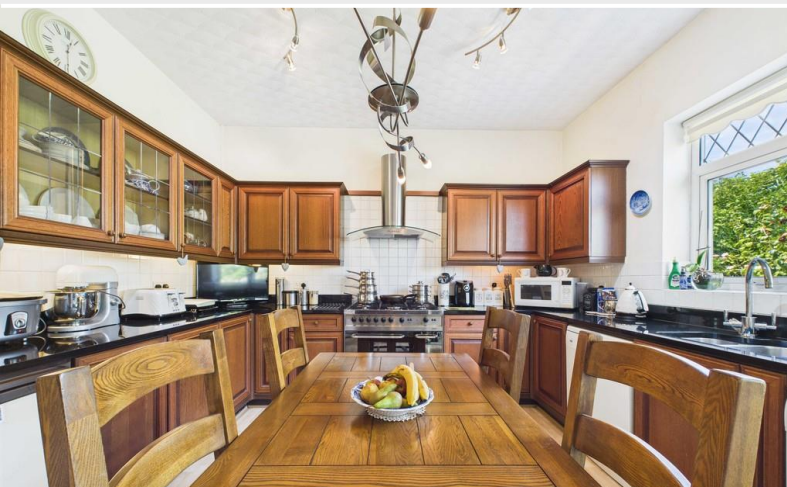
Bedroom 1



Bedroom 3



Bathroom



Kitchen



Court Yard

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 towards Cartmel and Land End, is the first property on the left after the left turn to Templand Park.

What3words -

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

Accommodation (with approximate measurements)

Conservatory style Porch

Lounge 13' 5" x 12' 11" plus bay (4.09m x 3.94m plus bay)

Bedroom 1 13' 5" x 13' 0" plus bay (4.09m x 3.96m plus bay)

Inner Hall

Bedroom 2 13' 4" x 12' 11" (4.07m x 3.94m)

Bedroom 3 9' 4" x 6' 9" (2.86m x 2.06m)

Bathroom

Living Room 14' 6" x 12' 6" (4.42m x 3.81m)

Dining Kitchen 14' 6" x 12' 2" (4.43m x 3.72m)

Garage 21' 11" x 8' 11" (6.70m x 2.74m)

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

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

Council Tax: Band D. Westmorland and Furness Council.

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 we estimate it has the potential to achieve between £950 – £1000 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations: 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



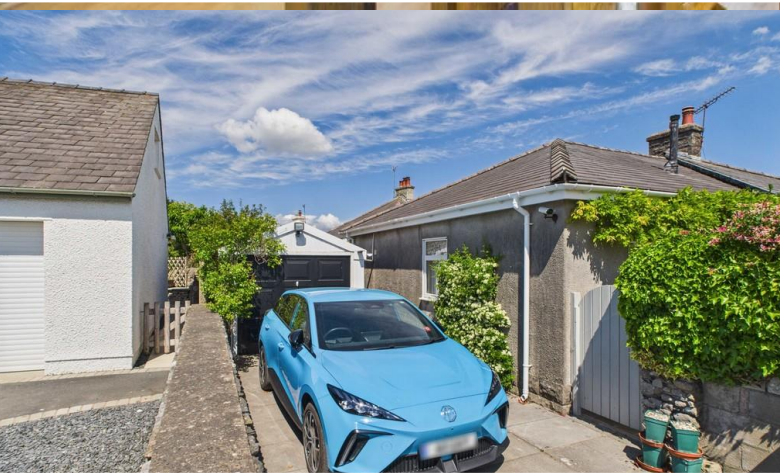
Views from Garden



Living Room



Kitchen



Garage and Parking



Front Garden

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).

Viewing Notes:

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.

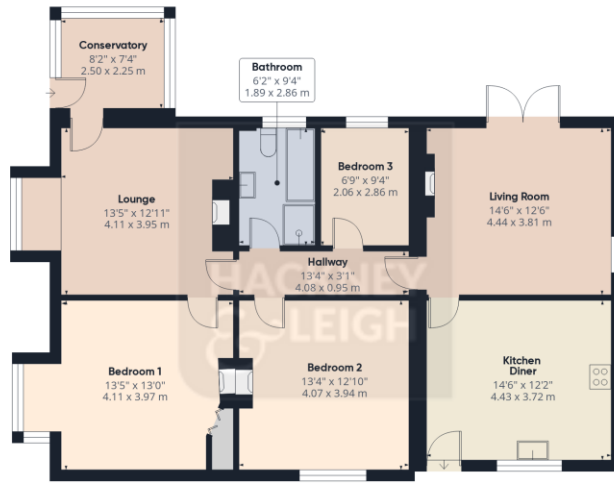


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Floor 0 Building 1

Approximate total area⁽¹⁾
 1331 ft²
 123.6 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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 28/05/2025.