



20 The Pastures, Templands Lane
£165,000



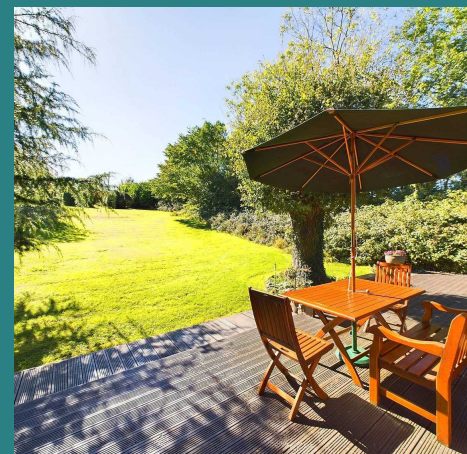
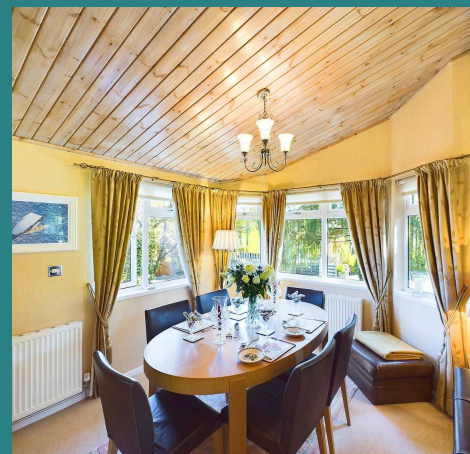
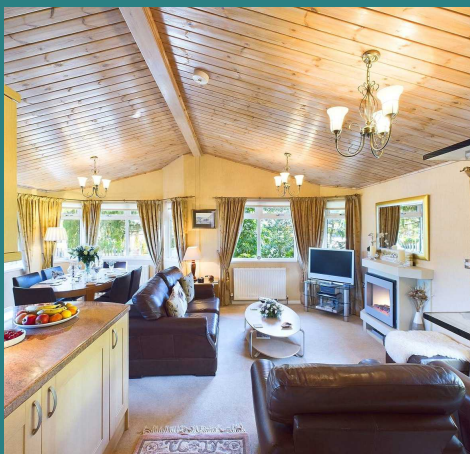


20 The Pastures

Templands Lane, Grange Over Sands

Nestled within the exclusive Pastures Cartmel community, this charming 3-bedroom lodge offers a blend of tranquillity and convenience. Directly overlooking open parkland, this residential lodge boasts a picturesque setting with established trees creating a serene ambience. Whether you're looking for your main residence, private second home, ideal retirement or to downsize, this property caters to all lifestyles. Light-filled living spaces feature bay window, French doors, and a master en-suite, along with a guest suite complemented by a Jack and Jill shower suite. Peace of mind with a secure electronic barrier and resident on-site Manager, just a leisurely 10-minute stroll from the historic Cartmel Square. The outside experience is just as delightful with a private decked terrace.

Embrace the great outdoors with the lush site grounds and direct access to open greenspace dotted with trees and shrubs, offering a sense of seclusion and serenity. Step outside to discover a sizeable decked terrace with multiple seating areas - perfect for alfresco dining or simply unwinding under the sun. Additionally, a side terrace provides practicality with a shed and clothes drying area, making every-day living a breeze. With the convenience of private driveway parking for up to two vehicles, this property effortlessly combines style and functionality, inviting you to experience a lifestyle defined by nature's beauty and modern comforts.



Property Features

Beautiful and quiet location. Efficient combination gas central heating, newly installed within 2023. The lodge is fully insulated and benefits from double glazed windows and doors.

Heading through Grange centre with Higginsons butchers on your left continue onto Grange Fell Rd, turn left onto Hags Lane, turn right onto the first cross street onto Wart Barrow Lane, turn right onto Cartmel Rd, continue head and taking a left onto Templands Lane, continue straight ahead into the site and the electric barrier will be in-front of you. Please park to the side and follow up-to number 20 on your right.

Council Tax band: A

Tenure: Leasehold

Kitchen / Living / Dining Area

16' 0" x 18' 10" (4.88m x 5.74m)

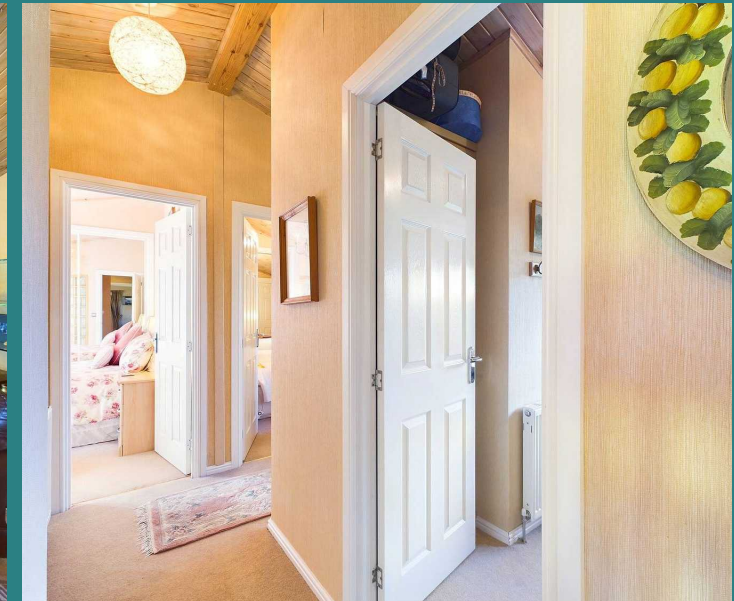
Impressive open aspect living/ kitchen with dining area. Vaulted ceilings, French doors from the living room with TV point. Featured lighting within each living area, space for dining including bay fronted windows and the kitchen is well equipped, with wood style units, sink/drainer, gas hob/ oven with an extractor fan. Inbuilt appliances fridge/freezer and an integrated dishwasher. Benefitting from a low maintenance wood style floor within the kitchen area.



Inner Hallway

12' 7" x 3' 6" (3.84m x 1.07m)

L-shaped central entry hallway, neutral décor, vaulted ceilings with ceiling mounted lighting, conveniently accessed from either side of the main entry doorway, you will find two storage cupboards one ideal for coats and boots, locating the gas combination boiler and the second locating a handy utility area, with plumbing for a washing machine and a sink with further storage.





Bedroom One

10' 1" x 9' 2" (3.07m x 2.79m)

Neutral décor, fitted mirrored sliding wardrobes, vanity area, featured lighting. French doors to the decked terrace and access to a full bathroom suite.

En-Suite Bathroom Suite

6' 5" x 5' 10" (1.96m x 1.78m)

Full bath with shower screen and shower above. W.C and hand basin. Obscured opening window, vaulted ceilings, ceiling mounted lighting, extractor fan and soft toned décor and vinyl flooring. Chrome fitted radiator.

Bedroom Two

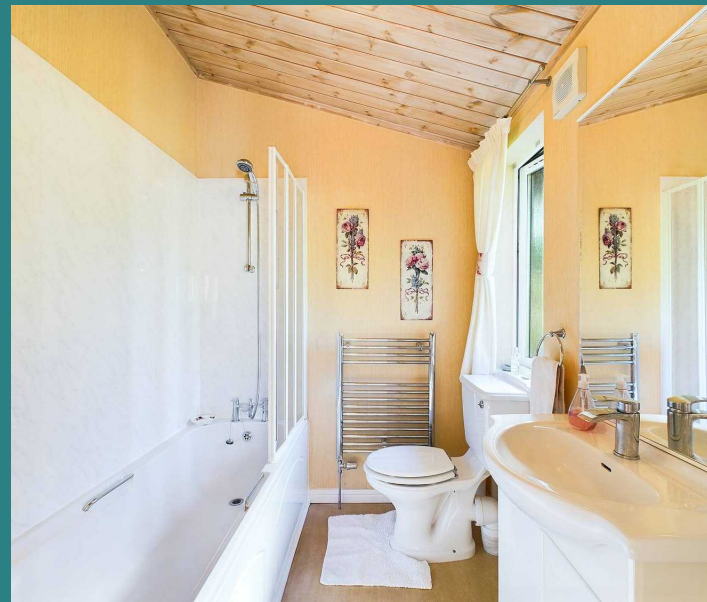
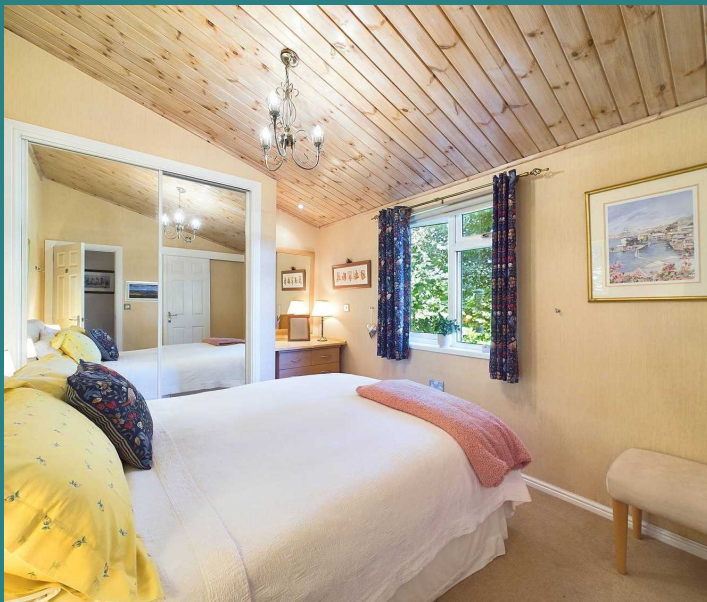
10' 2" x 9' 2" (3.10m x 2.79m)

Neutral décor, Featured lighting, inbuilt mirrored sliding wardrobes, vanity area, large windows with a pleasant leafy outlook and vaulted ceilings.

Shower Room

5' 7" x 5' 9" (1.70m x 1.75m)

Jack and Jill access from the inner hallway and further into bedroom two. Shower cubicle, hand basin with vanity storage underneath, vinyl flooring. W.C. Obscured opening window, extractor fan, soft toned décor, ceiling mounted lighting and a chrome towel radiator.



GARDEN

Use of the site grounds and direct access to open greenspace planted with trees and shrubs creating privacy for the lodge. Outside the lodge you will find a large decked terrace with multiple seating areas, side terrace complete with a shed and clothes drying area.

Driveway

2 Parking Spaces

Private driveway parking for two vehicles.

SERVICES: electricity, gas, gas central heating, water and septic tank drainage

ADDITIONAL NOTES: This is a fully Residential Park and can be the main residence or a private second home. There is a 6 week term where the park closes from the 1st of Jan - 1st March. The land immediately adjacent in-front of the lodge has a restrictive covenant for the entire lease, that the land is to remain as open parkland and not be built on.

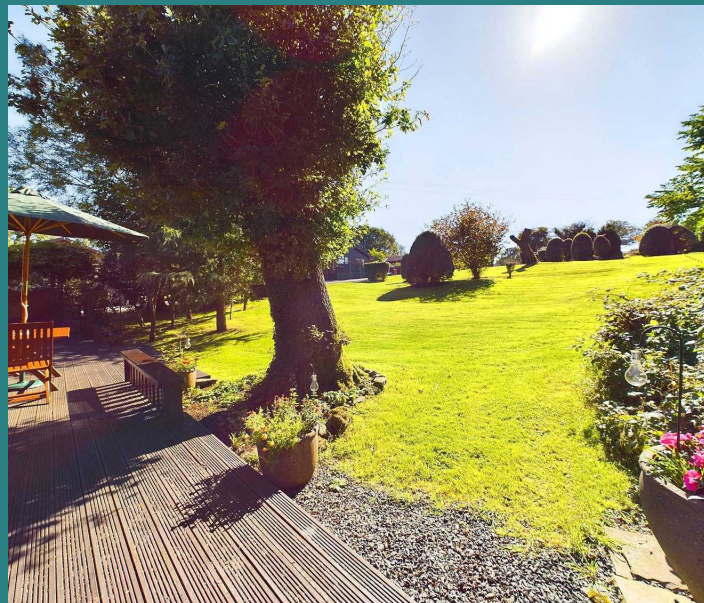
Leasehold - 50 years from 1 Jan 2004 - 30 Years remaining on the leasehold.

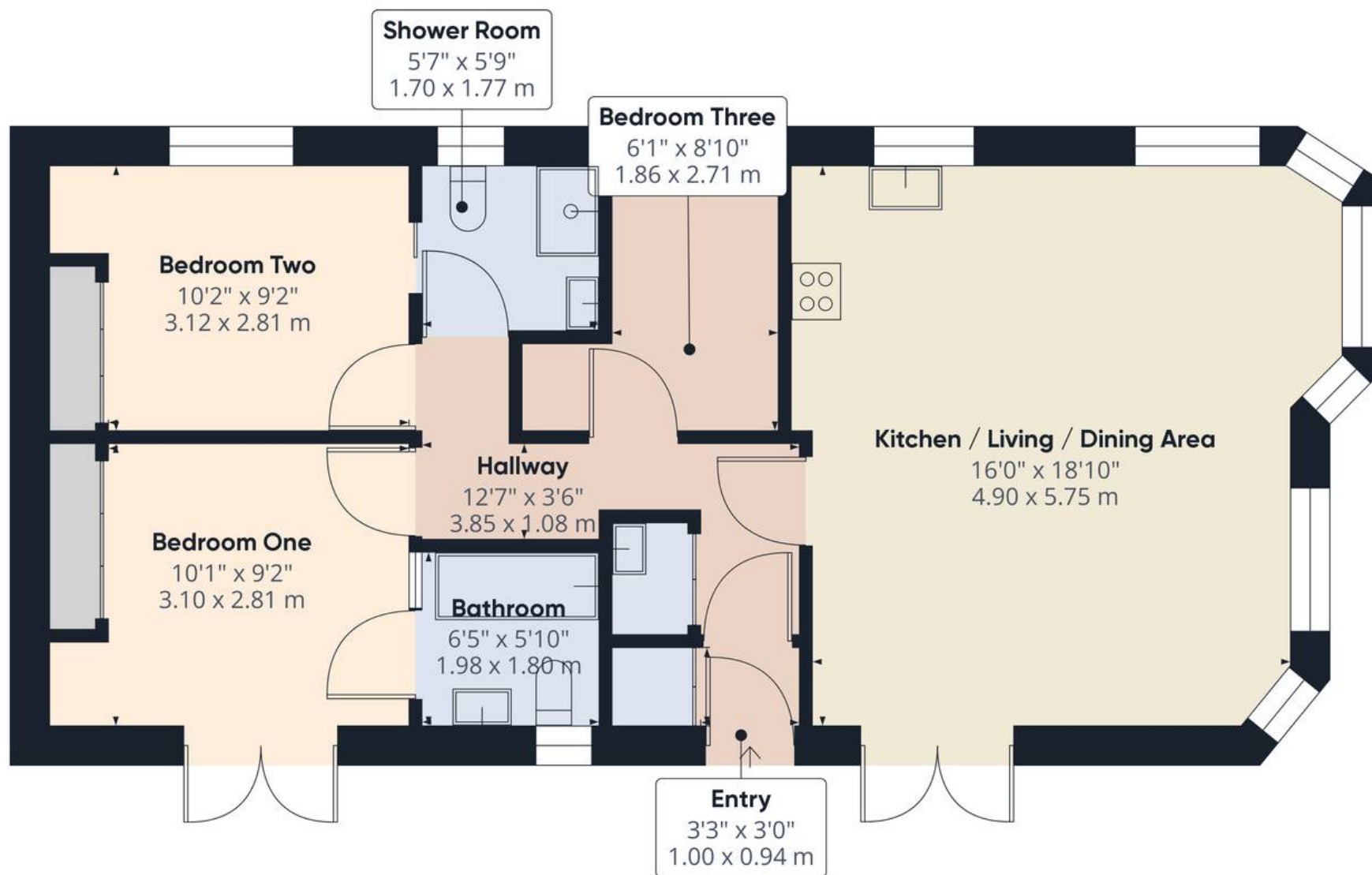
Service charges - paid twice yearly - 1st payment is £4930.26 - then the 2nd is £362.00 (so £5292.26 for the year). Covers - connectivity and bills for - Gas - Water - Electricity - Sewerage - refuse and postage services. Sky TV via satellite system is permitted. Well behaved pets allowed. Live in manager.

If the property is a main residence council tax is payable - if the property is a second home site fees are payable. Council Tax banding A - Currently £155.66 per month.

10% resale fee levied by Woodset Limited

The lease can be extended but the terms would need to be negotiated with the site manager of Woodset Limited.





Approximate total area⁽¹⁾

761.44 ft²

70.74 m²

(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.

GIRAFFE360



Arnold Greenwood Estate Agents

5 Lowther Gardens, Grange-Over-Sands - LA11 7EX

015395 38077

grange@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.