



Applecross Templands Lane, Allithwaite  
£425,000







## Applecross Templands Lane

Allithwaite, Grange-Over-Sands

This charming detached bungalow offers open countryside views towards Morecambe bay. Situated on a spacious plot with wraparound grounds. Enjoy views towards the bay and Humphrey Head from the comfort of your home.

Inside, you'll find a generous layout with three double bedrooms, two reception rooms, and a conservatory perfect for relaxing or entertaining. The L-shaped well-equipped fitted breakfast kitchen with separate utility room makes the ideal family home or due to the space, views and grounds a peaceful location to retire.

With a family bathroom, master en-suite, and a separate W.C., this home provides convenience and comfort for all your needs. Explore the beauty of Cartmel village within just a 20-minute walk via Templands Lane, offering easy access to the local amenities and attractions of Grange Over Sands, accessible by car within five minutes.

Don't miss out on this fantastic opportunity to make this property your own retreat in a peaceful and picturesque setting. No Chain.





Start: The Esplanade, Grange-over-Sands, Head southwest on The Esplanade/B5277 toward Cross St Continue to follow B5277 1.7 Slight right onto Byreside 1.8 Turn right onto Church Rd 2.1 Continue onto Cartmel Rd Destination will be on the left 2.2 Arrive: Allithwaite, Grange-over-Sands LA11 7QZ,  
Council Tax band: F

Tenure: Freehold

### Living room

18' 4" x 13' 3" (5.59m x 4.04m)

Bay fronted living room with focal gas fire. Side window and French doors accessing the dining room.

### Dining room

10' 3" x 12' 9" (3.12m x 3.89m)

Bay fronted windows, French doors into the lounge and further access into the kitchen/utility room.

### Kitchen

13' 2" x 9' 0" (4.01m x 2.74m)

Wooden fronted units, laminated worktops, sink/drain, breakfast dining area. Freestanding cooker with extractor fan above. Tiled flooring pendant mounted spot lighting. Pleasant leafy outlook.

### Utility Room

5' 8" x 5' 7" (1.73m x 1.70m)

Plumbing for a washing machine, space for a dryer. Side window with outside garden access.

### W.C

5' 5" x 5' 7" (1.65m x 1.70m)

Conveniently situated at the top of the hallway. With a W.C and a sink. Obscured side window and hard wearing vinyl flooring.

### Bathroom

9' 8" x 5' 8" (2.95m x 1.73m)

Jacuzzi bath, separate shower, sink and W.C. Obscured side window.







### Bedroom One

11' 7" x 14' 2" (3.53m x 4.32m)

Master bedroom with walk-in wardrobe. Access to an en-suite and the spacious conservatory.

### En-suite Shower room

6' 3" x 6' 10" (1.91m x 2.08m)

Sink, shower cubicle and W.C. Obscured side window.

### Bedroom Two

9' 3" x 12' 0" (2.82m x 3.66m)

Great views towards Humphrey head, double in size with inbuilt wardrobes.

### Bedroom Three

8' 10" x 12' 0" (2.69m x 3.66m)

Views towards the garden and the bay. Double in size with fitted wardrobes.

### Conservatory

11' 9" x 9' 0" (3.58m x 2.74m)

A fantastic addition to the master suite. Double doors from the master bedroom. Fitted with power, lighting and central heating. Single door accessing the garden.





## GARDEN

Wrap around grounds, small garden to the front where you can enjoy the open countryside views towards Morecambe bay. Side terrace seating area accessible from the conservatory. Rear lawn with access to a shed and internal access to the garage. Views towards Allithwaite church and Humphrey Head.

### Garage

Double Garage

Double garage fitted with power/light.

### Driveway

3 Parking Spaces

Private driveway with parking for three vehicles.





Approximate total area<sup>(1)</sup>

1605.02 ft<sup>2</sup>

149.11 m<sup>2</sup>

(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





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