



Heathfield Church Road, Allithwaite
£320,000



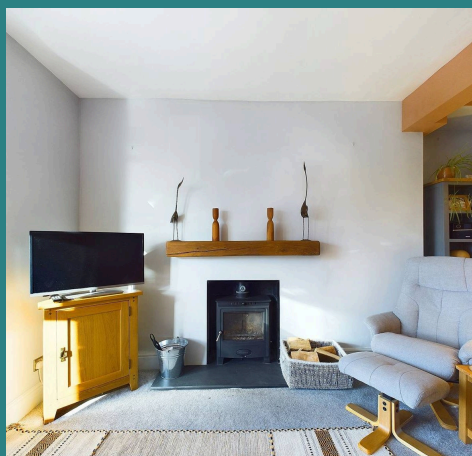
Heathfield Church Road

Allithwaite, Grange-Over-Sands

Step into this semi detached house, erected in 1883, embracing you with its charming Victorian exterior yet modern and spacious interior. Providing an open plan lounge area, dining space, completed with welcoming decor, and a charming cosy theme throughout the open plan space, fitted with a log burning stove. The kitchen contemporary in style boasts dual aspect windows, underfloor heating with ample space for your appliances. The rear porch offers separation from the outside terrace and lower courtyard. The inner entrance and front porch provides space for coats/ boots, leading you to the first/second floors. Four double bedrooms, (two are currently setup as offices.) The first floor, four pieced bathroom suite is modern with fitted storage and additionally you will find a conveniently placed second floor W.C. The property benefits from double glazed windows and gas central heating.

Outside you will find a courtyard style garden and terrace with open views, additionally you will find an outhouse with power/light with two stores.

Located close to essential amenities, including a local shop, park, school, and village church, this property harmoniously combines modern comforts, with a tranquil lifestyle including access to local walks. Just a 20 minute stroll to the medieval village of Cartmel and a five minute drive to Grange town centre, this home promises the convenience of village life, with superb mainline road and rail links across the south Lakes into the the Lake District.



From The Esplanade, Grange-over-Sands, head southwest on The Esplanade/B5277 toward Cross St. Continue to follow B5277. Slight right onto Byreside. Turn right onto Church Rd and the destination will be on the right. Arrive: Allithwaite, Grange-over-Sands LA11 7RF

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Open plan living / Dining Room

22' 3" x 11' 6" (6.78m x 3.51m)

Open plan through room. Modern decor, front facing sash windows newly replaced within 2022. Valiant log burning stove. Plenty of space for furnishings, and an dining area, access to handy under stair storage.

Rear porch

3' 9" x 5' 3" (1.14m x 1.60m)

Newly fitted soluble glazed internal entry door. External double glazed door to terrace, tiled floor.

Kitchen

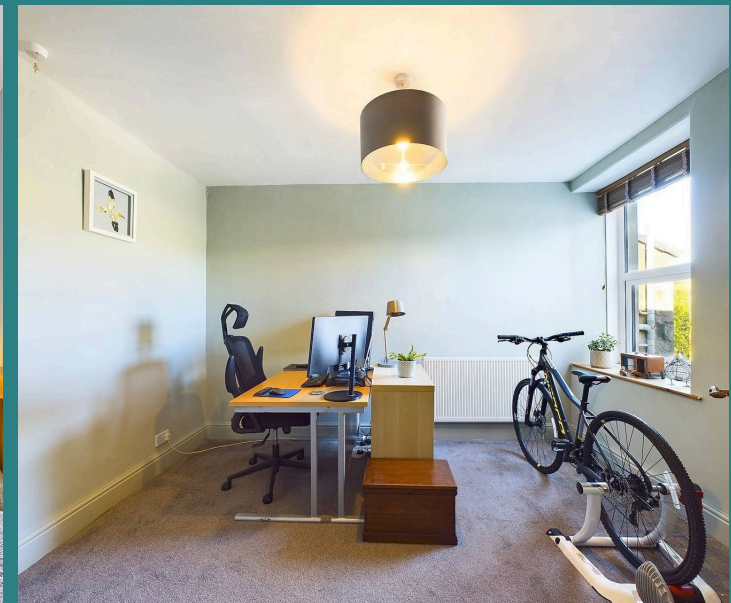
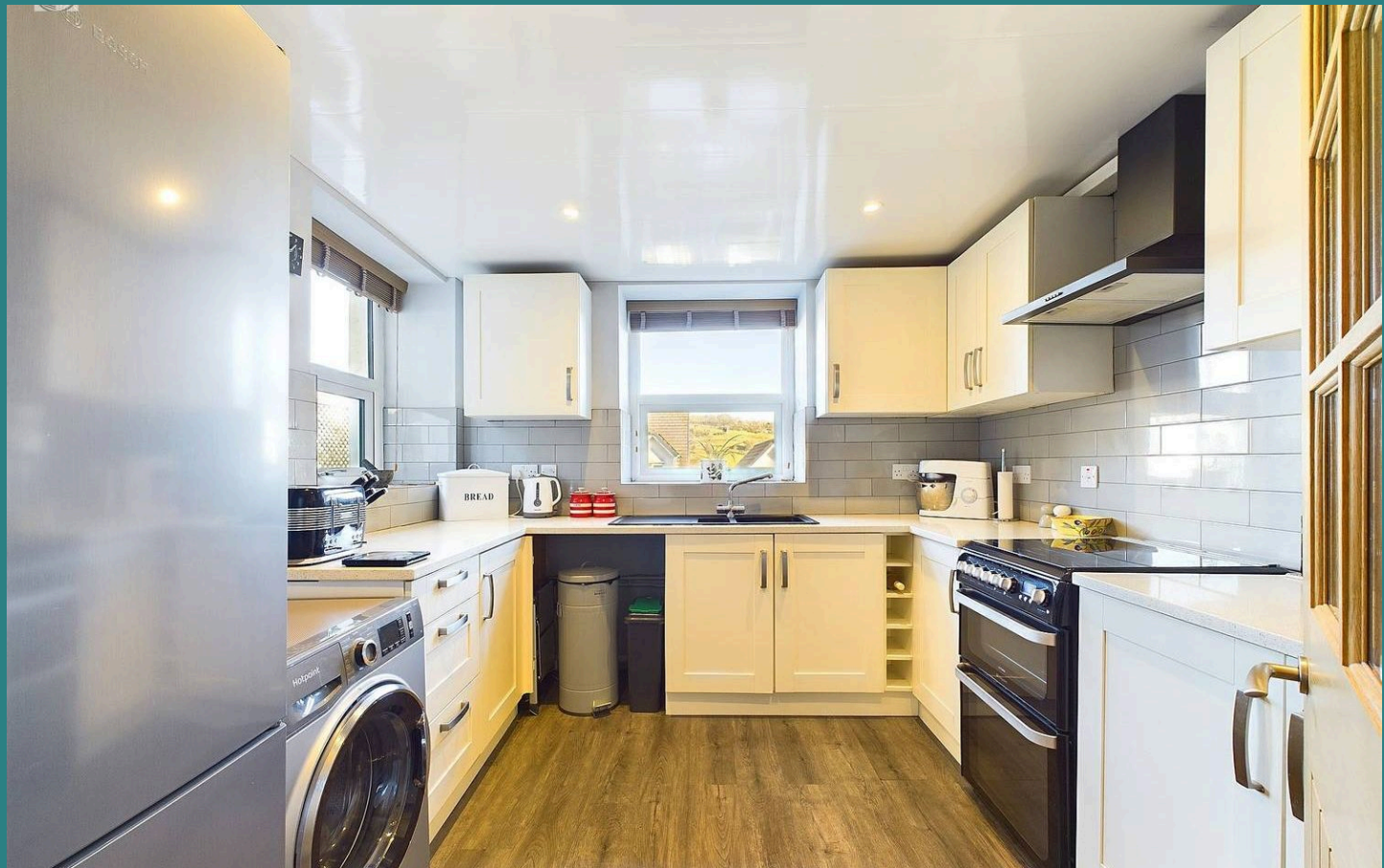
9' 7" x 9' 8" (2.92m x 2.95m)

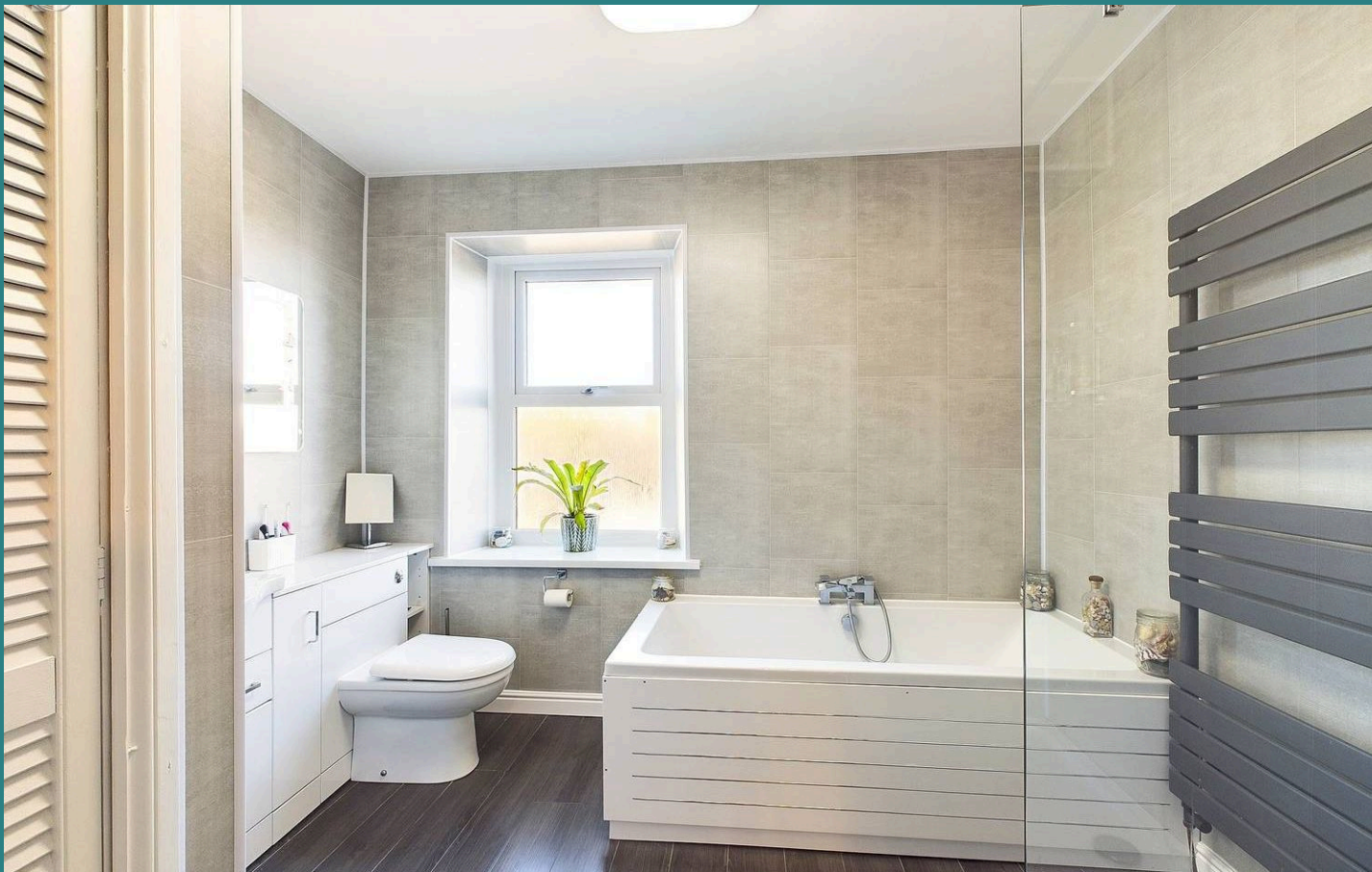
Fitted shaker style units, quartz starlight worktops, freestanding double electric oven with four ring gas hob. Dual aspect double glazed windows, space for a fridge freezer and dishwasher. Vinyl style flooring with under floor heating.

Bedroom one

10' 3" x 15' 8" (3.12m x 4.78m)

Two double glazed newly fitted sash windows to the front aspect overlooking the park and community orchard.





Bedroom Two

11' 6" x 9' 5" (3.51m x 2.87m)

Soluble glazed window with views to open fields at the rear.
Pale yet inspiring decor and double in-size.

Bathroom

9' 9" x 9' 11" (2.97m x 3.02m)

Modern fitted space, neutral panelled walls, inbuilt storage, the boiler is located here. Full length bath, walk-in shower. W.C and a vanity sink unit with storage and light up mirror and a rear facing obscured double glazed window.

Bedroom three

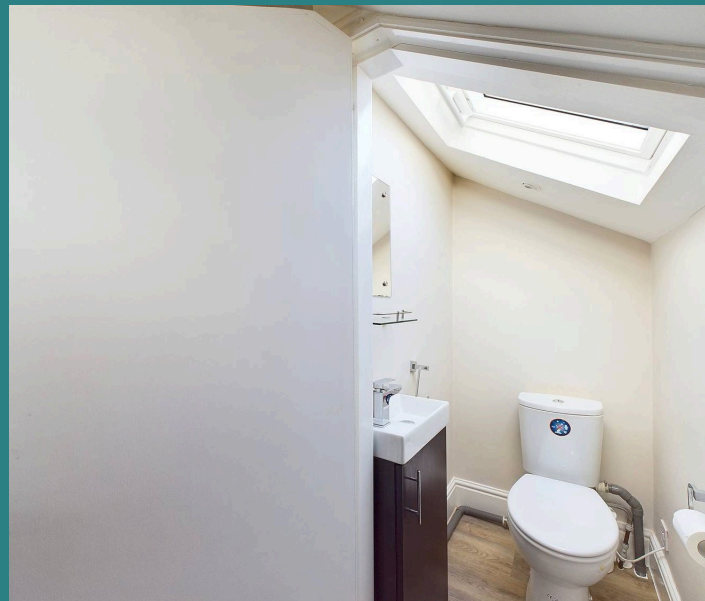
10' 10" x 12' 3" (3.30m x 3.73m)

Soft pale grey decor, against neutral. Newly replaced Velux skylight window and access to a W.C.

W.C

10' 10" x 12' 3" (3.30m x 3.73m)

Neutral, newly fitted sky Velux skylight window, wood style flooring. W.C and a handbasin.



Bedroom four

10' 8" x 8' 10" (3.25m x 2.69m)

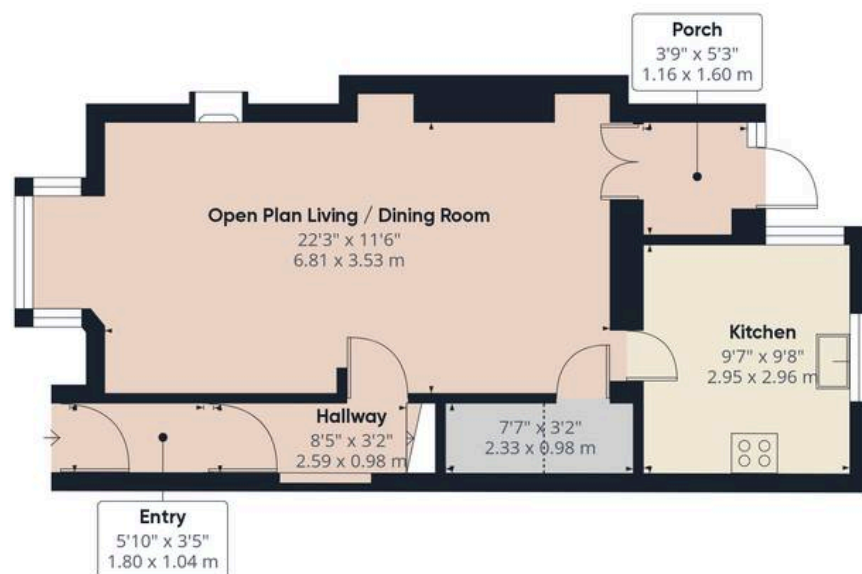
Double in size, pale grey decor and contrasting white. Newly fitted Velux skylight window, with space for storage.

Garden

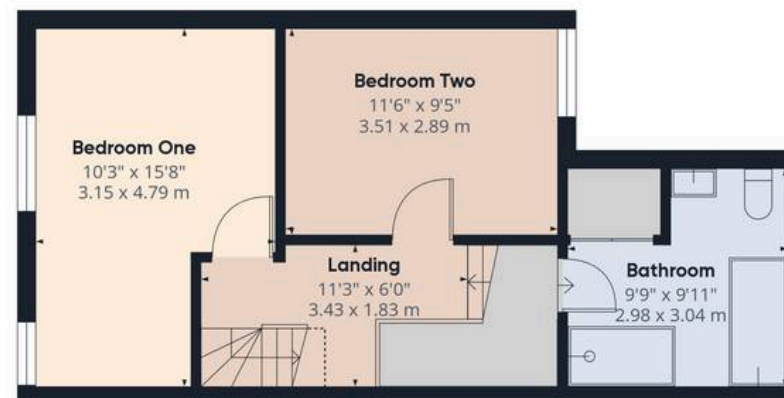
Outside you will find a raised terrace with space to enjoy the morning sunrise and views towards Grange Fell. An enclosed space, with access to the courtyard, two stores and an outhouse with power and light. There is gated rights of access through the neighbours garden providing front to rear garden access.

On street parking.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1241.61 ft²

115.35 m²

Reduced headroom

107.03 ft²

9.94 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@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.