

Locker Holme



Templands Lane | Allithwaite | Grange-Over-Sands | Cumbria



Accommodation in Brief

Ground Floor

Kitchen/Dining Room/Family Room | Utility Room

Living Room | Study | Shower Room/WC

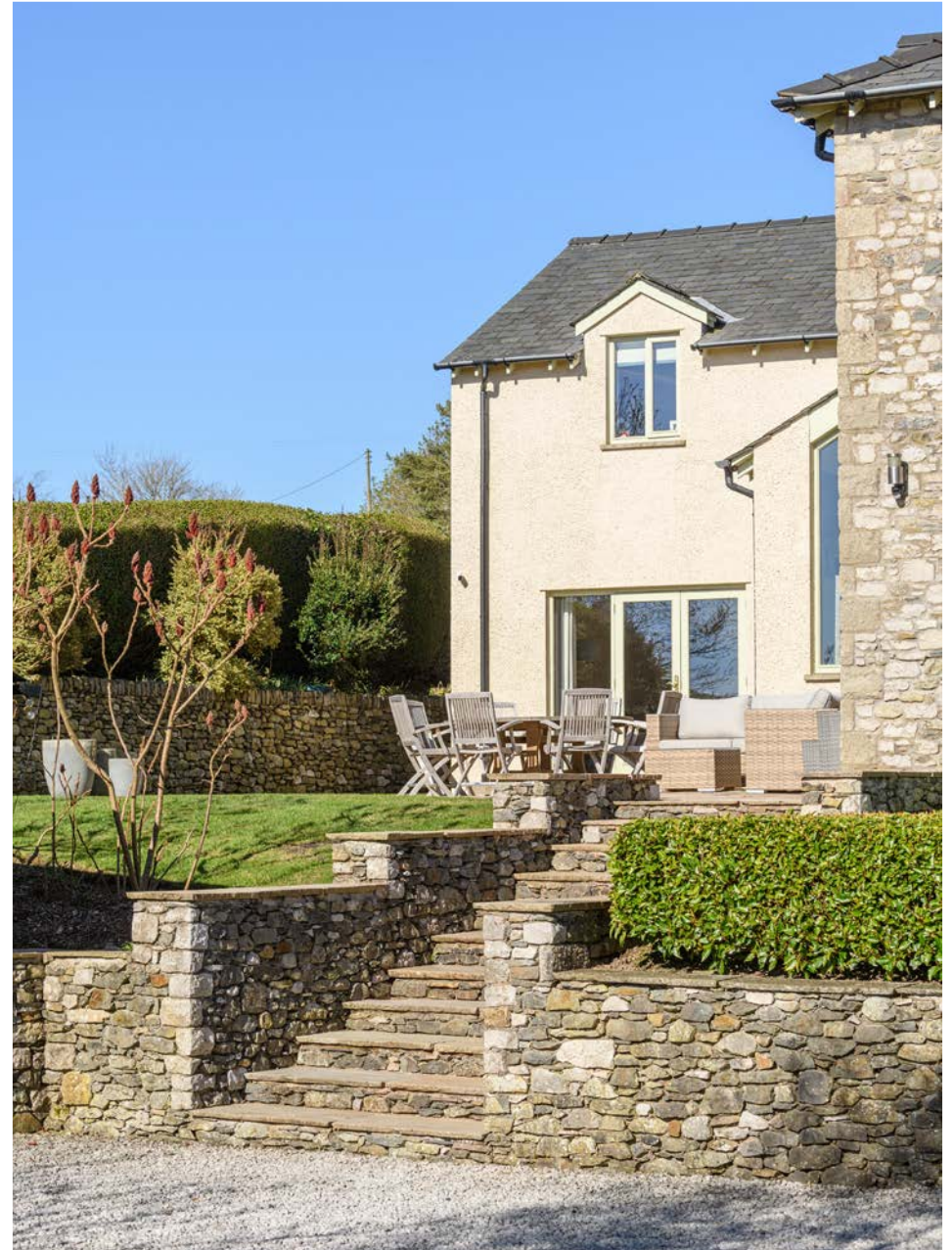
First Floor

Principal Bedroom with En-Suite | Bedroom Two with En-Suite

Two Further Bedrooms | Family Bathroom

Externally

Detached Garage | Garden









The Property

Set amidst rolling South Lakeland countryside on the edge of the village of Allithwaite, Locker Holme is a striking modern home with a traditional Lakeland soul. Built in the 2010s and faced in locally sourced stone, its crisp geometry and deep-set glazing feel rooted in the surrounding landscape, while inside, the layout and finishes speak to contemporary priorities of open plan living, exceptional light, and a carefully considered flow. Designed to embrace its setting, the house features expansive glazing that frames uninterrupted views across open fields to the ever-changing horizons of Morecambe Bay.

The entrance sets the tone with a dramatic double-height glazed façade, framed in soft green joinery, that opens into a generous reception hall and galleried landing above. It instantly captures the property's sense of space and light. An open-plan family area, dining room and kitchen form the core of the ground floor, with oak flooring and extensive glazing creating a relaxed but elegant backdrop for everyday life and entertaining alike. The dining area, positioned beneath the vaulted front window, catches sunlight throughout the day and connects directly to the garden terrace through French doors.

To one side, the bespoke kitchen blends clean-lined white cabinetry with striking floor-to-ceiling gloss units in deep aubergine. Black marble worktops and a warm timber breakfast bar wrap around the central island, which integrates a ceramic induction hob beneath a statement cylindrical extractor. Appliances include twin ovens, Bosch fridge, Liebherr freezer, wine fridge, microwave and a Quooker tap for boiling and filtered water. A separate utility room sits conveniently to the rear.

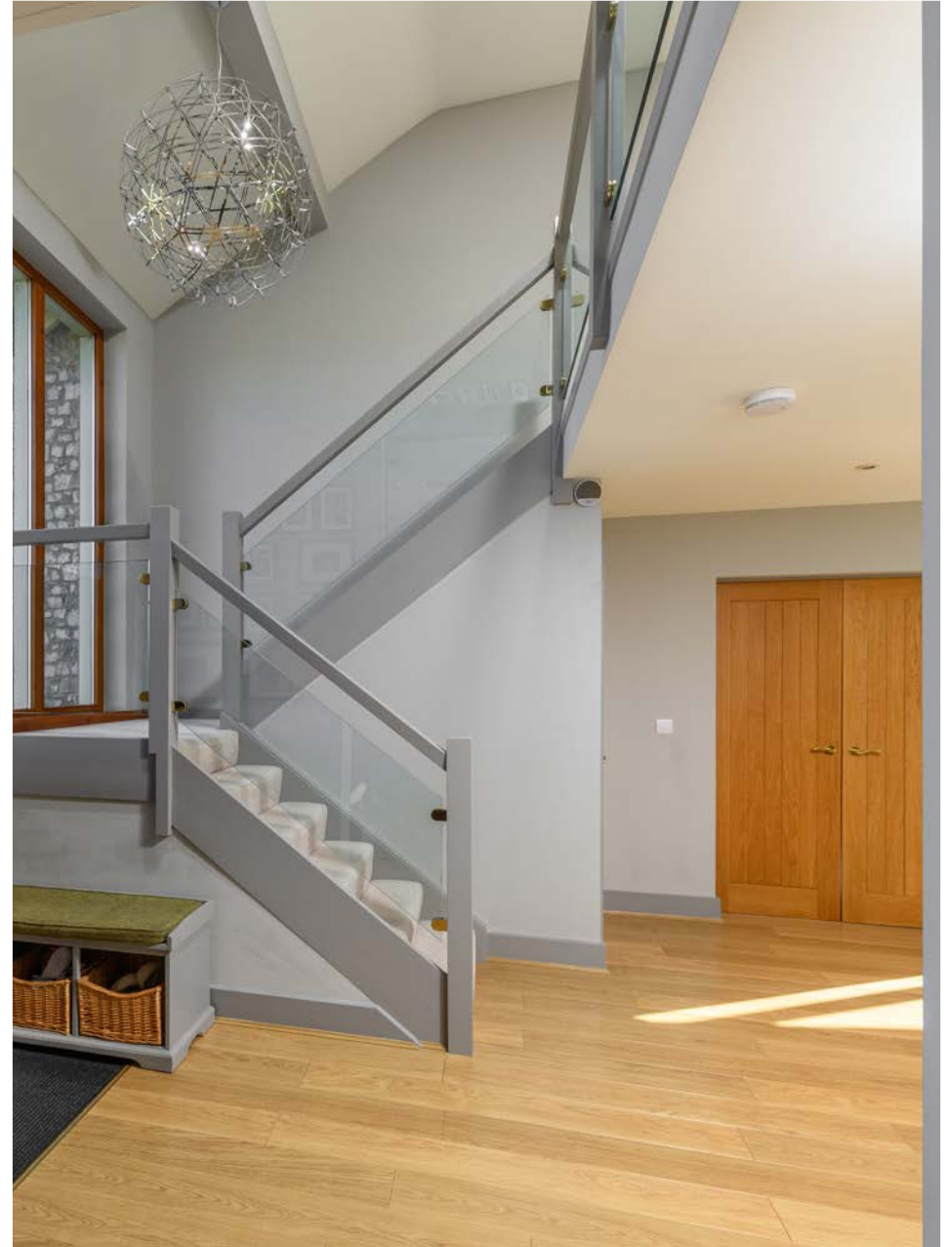


The family seating area adjoins the kitchen, where glazed doors open onto the wide patio and garden beyond. For more formal or seasonal occasions, the sitting room offers generous proportions and triple-aspect light, with a contemporary wall-mounted fire and views that extend directly onto the surrounding countryside. A ground floor snug, currently used as a study and gym, lies off the hall and is served by a sleek shower room, making it equally suited as a fifth bedroom for guests.

Upstairs, the gallery landing doubles as a tranquil work or reading space with countryside views, connecting to four large double bedrooms. The principal suite features a full-height glazed door opening onto a Juliet balcony with far-reaching views towards Morecambe Bay, along with a walk-through dressing area and private en-suite. Bedroom two enjoys its own en-suite shower room, while the remaining bedrooms are served by a recently upgraded family bathroom with large skylight, contemporary fixtures and built-in storage.









Externally

Locker Holme sits discreetly behind stone walling with gates opening onto a gravelled driveway and leading to a single detached garage. The gardens wrap around the house with a combination of flagstone terraces, lawns and structured planting beds edged by dry-stone walling and clipped hedging. Designed for ease as well as enjoyment, the outdoor spaces offer multiple seating areas, south-easterly sunshine, and a glorious sense of privacy. From the upper floor and garden alike, the view stretches across open fields to Morecambe Bay.



Local Information

Tucked between Cartmel and Grange-over-Sands in the South Lakes, the village of Allithwaite enjoys a peaceful setting surrounded by rolling countryside and close to the sweeping shores of Morecambe Bay. It offers scenic walking routes, a welcoming village pub, and easy access to nearby attractions including Holker Hall, Cartmel Priory, and the dramatic coastal trails of Humphrey Head.

The village itself is well-connected, with a primary school, church, and active community facilities. A broader range of amenities can be found in Grange-over-Sands just a short drive away, including supermarkets, healthcare services, independent shops, cafés, and a railway station with direct links to Lancaster, Barrow-in-Furness, and Manchester Airport.

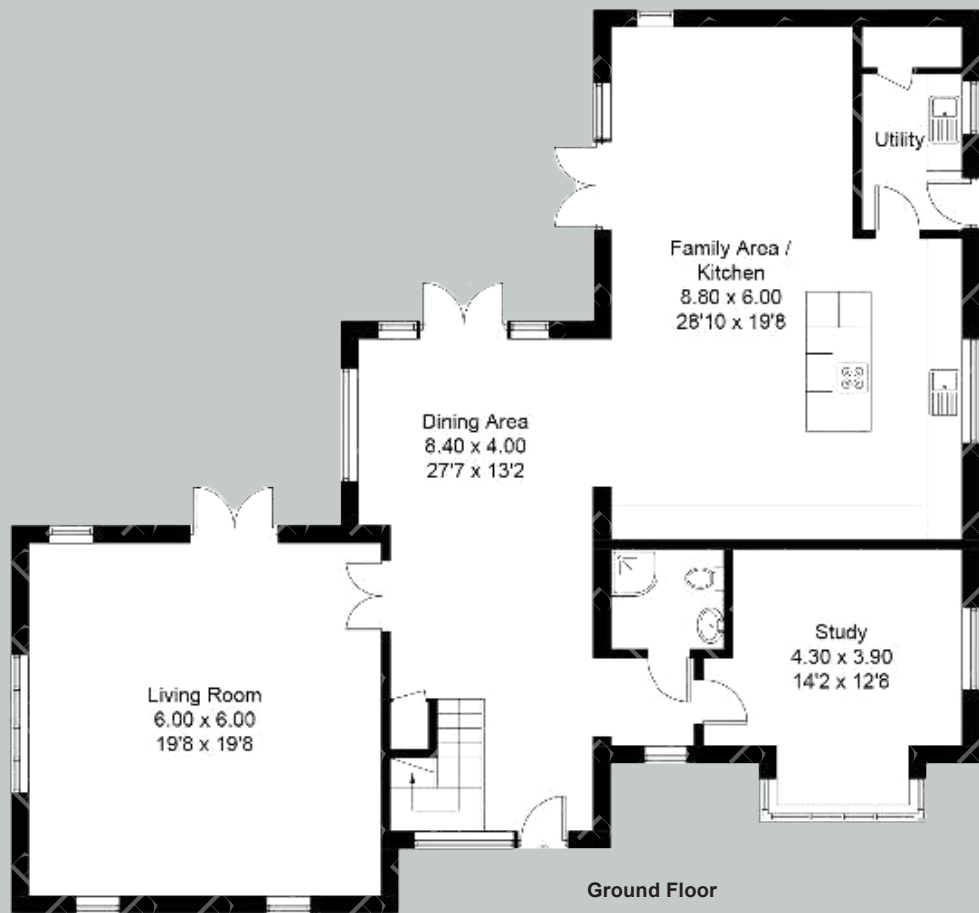
Allithwaite is well served for education, with a local primary school in the village and nearby Cartmel Priory School offering secondary education. Additional primary options are available in Grange-over-Sands, while independent schooling can be found at Windermere School. For further education, Kendal College—one of the top-performing colleges in the country—offers a wide range of academic and vocational courses and is easily accessible via the A590.

For dining, the celebrated village of Cartmel is home to many excellent restaurants including L'Enclume, Simon Rogan's three Michelin-starred restaurant, widely regarded as one of the finest in the UK.

Commuters benefit from excellent transport links. The nearby A590 connects directly to the M6 at Junction 36, providing easy access to Kendal, Lancaster, and beyond. Grange-over-Sands railway station, just minutes from Allithwaite, offers regular services for both regional and long-distance travel, making the village an ideal base for work or leisure.



Floor Plans



Total area: approx. 297 sq. metre (3159 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Locker Holme is connected to mains electricity and water. Heating and cooking are supplied via LPG, stored in a neatly concealed underground tank. Drainage is to a private septic tank with a soakaway system, fully compliant with current UK regulations.

Postcode

Council Tax

EPC

Tenure

LA11 7QX

Band G

Rating D

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

White Ox | Scotland Road | Penrith | CA11 8QN

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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