



Longtail Lodge Allithwaite Road, Grange-Over-Sands

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£685,000

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# Longtail Lodge Allithwaite Road

Grange-Over-Sands, Grange-Over-Sands

Stepping inside, you are welcomed by an impressive entrance hallway that sets the tone for the rest of the residence, leading onwards into two spacious reception room's offering versatile living spaces, with views across the grounds towards the bay setting a picturesque backdrop from both receptions. The main living room's focal point is a log-burning stove, creating a cosy ambience for relaxing evenings. The dining room is ideal for informal dining or entertaining, offering access to the bay view terrace allowing for seamless indoor-outdoor living. The newly fitted contemporary kitchen flows open plan from the dining area, equipped with high-end appliances and sleek finishes, making meal preparation a pleasure, this space is sure to inspire culinary creativity. Additionally the ground floor benefits from a closet store and convenient W.C and utility room.

Upstairs, you will find four bedrooms, three of which boast stunning bay views, while a single room can also serve as a home office for remote work or creative pursuits. The modern and stylish master ensuite shower room offers a private sanctuary for relaxation, while a family bathroom suite provides additional comfort and convenience for residents and guests.









### Living Room

19' 6" x 12' 0" (5.94m x 3.66m)

Dual aspect family room offering neutral decor and a focal log burning stove, inset onto a Cumbrian slate hearth.

### Hallway

9' 11" x 9' 8" (3.02m x 2.95m)

An impressive inner entrance hallway providing access to the first floor, living room and dining spaces. From the hallway access is provided to a conveniently placed W.C and separate closet. The space being fitted with Karndean flooring.

### Dining Room

10' 3" x 17' 11" (3.12m x 5.46m)

The open plan dining area offers the ideal entertaining and formal dining area, flowing from the hallway with the newly fitted Karndean flooring. Boasting French doors leading to the outside terrace offering elevated bay views.

### Utility

10' 3" x 3' 11" (3.12m x 1.19m)

Modern fitted utility. Incorporating dual side windows, access from the kitchen to the outside and fitted with plumbing for a washing machine and Karndean flooring.

### Kitchen

8' 7" x 11' 10" (2.62m x 3.61m)

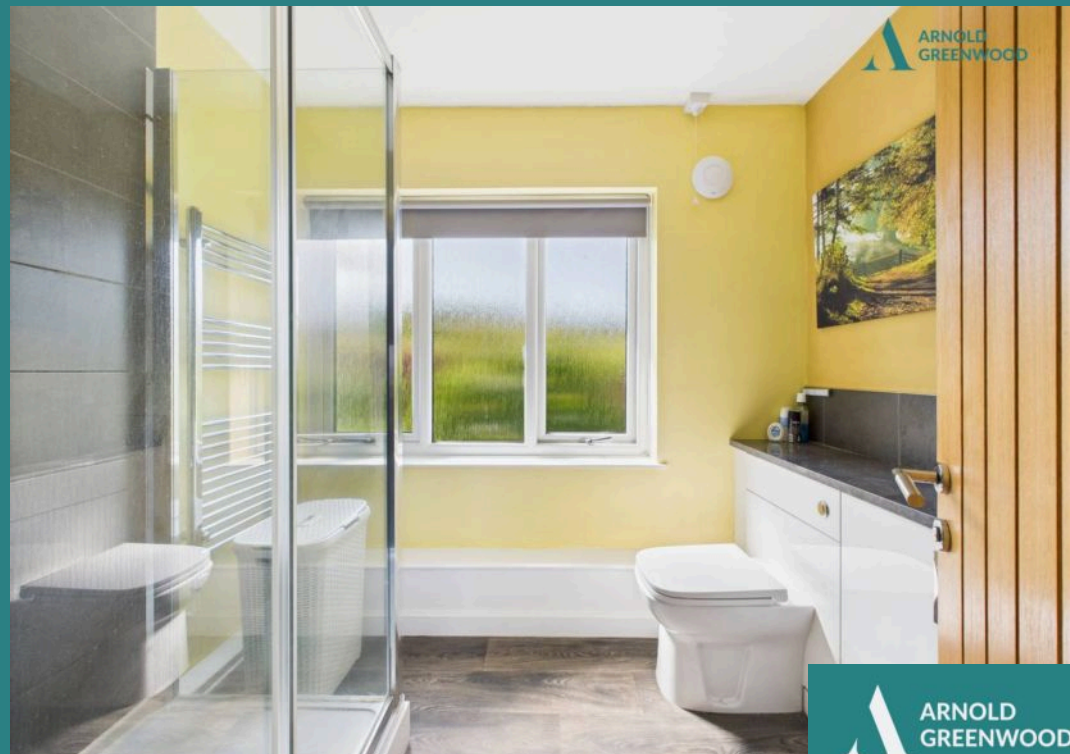
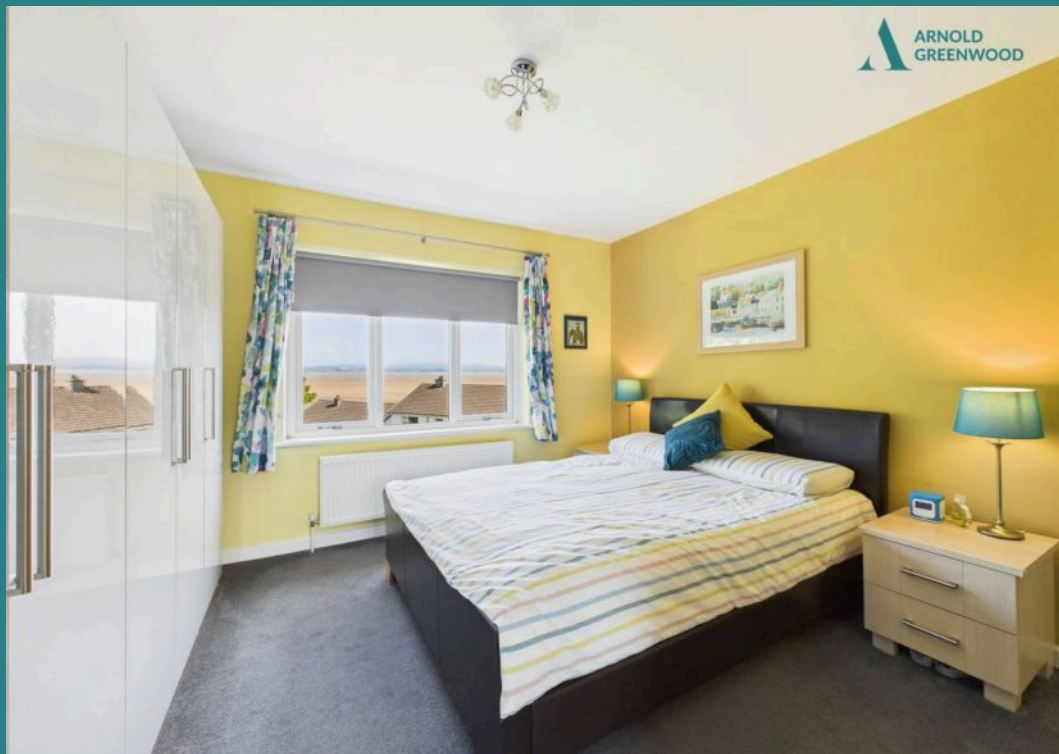
Newly installed high specification fitted kitchen. Benefitting from shaker style grey units, Caldeira Laminate worktops, integrated 1.5 bowl inset sink with Quooker tap. Space saving larder and corner storage. Integrated ' Comfort-lift' dishwasher, fan oven, plus microwave grill/oven with warming drawer, induction hob and extractor fan. LED lighting, great garden views and handy access to a fitted utility room with additional access to the outside terrace. Further more you will find an Inbuilt fridge freezer, wine cooler, USB electrical sockets and kicker space heater.













#### **W.C**

4' 8" x 2' 11" (1.42m x 0.89m)

Fitted with Karndean flooring, front facing obscured window. W.C and a hand basin.

#### **Landing**

2' 8" x 16' 1" (0.81m x 4.90m)

#### **Bedroom One**

12' 7" x 11' 10" (3.84m x 3.61m)

Generously spaced master, direct bay views across Morecambe Bay. Access to an en-suite shower room and inbuilt storage.

#### **En-Suite**

6' 4" x 8' 4" (1.93m x 2.54m)

Walk-in shower, fitted units. W.C. Heated towel rail. Extractor fan and LED lighting.

#### **Bedroom Two**

11' 8" x 12' 0" (3.56m x 3.66m)

Generously spaced, large bay facing windows with plenty of space for wardrobes.

#### **Bedroom Three**

11' 9" x 9' 9" (3.58m x 2.97m)

Double in size, including bay views, the room is currently setup as an office, with fitted shelving and space for sofa bed.

#### **Bedroom Four**

7' 4" x 8' 6" (2.24m x 2.59m)

Single in size, with neutral decor, and front facing garden views.

#### **Bathroom**

6' 6" x 6' 6" (1.98m x 1.98m)

Modern and contemporary family suite. Fitted with a P-Bath offering a shower above. W.C with a concealed unit and handbasin. Benefitting from soft grey decor, LED lighting and partly tiled.





## GARDEN

Landscaped garden sizing 0.35-acres. Including established planting, trees, shrubs, and flower beds. Offering extensive front and rear lawns, including three outdoor seating areas; the main terrace accessed from the house, benefitting from breathtaking views of the bay. The area paved with a stunning glass balustrade, providing the perfect backdrop for outdoor relaxation and entertaining.

## GARAGE

Single Garage

Garage fitted with an electric remote controlled entry door, benefitting from power and lighting.

## DRIVEWAY

4 Parking Spaces

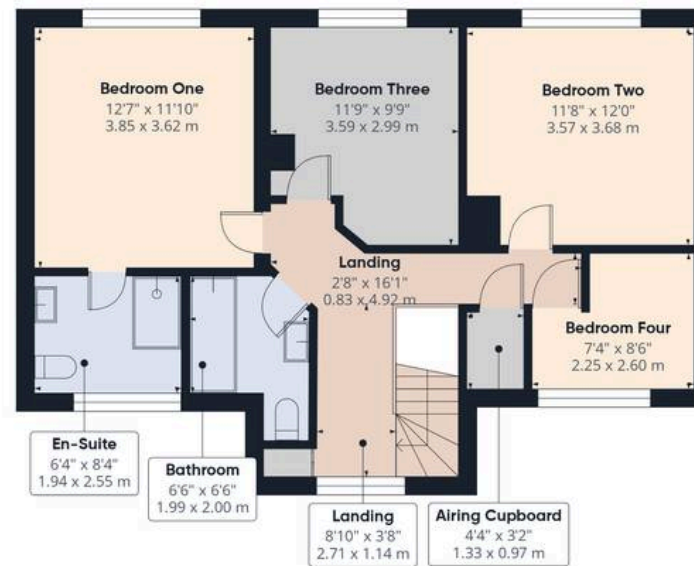
Driveway parking for four cars with turning circle.



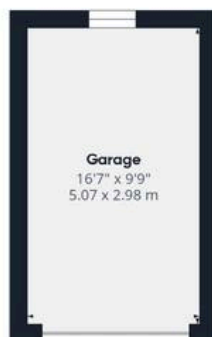




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1511 ft<sup>2</sup>

140.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration





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