



# Polvellan

Wart Barrow Lane, Allithwaite, Grange-over-Sands, LA11 7RA

Guide Price £485,000

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Polvellan is a beautifully presented two-bedroom detached bungalow with a garage and driveway, located in the popular village of Allithwaite, A sizable property offering both space, versatility and the option to extend and develop the property to create more space, subject to planning. The accommodation briefly comprises of two large double bedrooms, one with ensuite, sitting room, dining room, conservatory kitchen and utility room. Outside you will find a private garden surrounding the property and a driveway offering off road parking for several vehicles. Completely level living this beautiful property will attract a variety of buyers including those looking to downsize, or indeed upsize or a second home/ weekend retreat. Equally suitable as an investment property.

Allithwaite is a popular friendly village. with excellent Primary School and Public House, approximately 1.5 miles to the larger town of Grange over Sands with wider range of amenities including Medical Centre, Post Office, Library and Railway Station. The popular historic village of Cartmel and a 'gastronomic delight' is also only 1.5 miles away This is a great central base from which to access the delights of the Lake District, whether it is country walks, exhilarating cycle rides, picturesque villages or culinary experiences that you are seeking, this is a cracking spot, easily accessible off the A590.





### Accommodation

From the unusual arch top, uPVC glazed double doors lead into the Entrance Porch

### Hallway

A warm and welcoming hallway with useful cloaks cupboard, loft hatch and doors to all rooms. The spacious loft offers potential for conversion and add additional accommodation to the property (subject to the relevant permissions).

### Sitting Room

*15'0 x 13'5 (4.57m x 3.08m)*

The sitting room is a generously proportioned with a dual aspect. The bay window with display sill to front looks into the private front garden with views to the Lakeland Fells in the distance. The attractive wood burning stove is on a slate hearth with oak beam over. Bi-Folding doors lead to the:



### Dining Room

*13'4 x 10'0 (4.07m x 3.04m)*

A good size room offering ample space for family sized dining furniture. UPVC double doors lead to the conservatory.

### Conservatory

*12'9 x 12'0 (3.89m x 3.67m)*

The conservatory has windows to all sides which enjoy the splendid garden views and open country views beyond. A solid roof offers added comfort for all seasons. The perfect space to enjoy your morning coffee!





## Kitchen

12'9 x 8'8 (3.89m x 2.64m)

A modern kitchen with contemporary two-tone cabinets, modern grey shaker style base units with contrasting oak tops. High gloss grey 'subway' style tiles and complementary work surface incorporating the black, deep square 1½ bowl sink with brushed steel mixer tap. Cannon electric oven with cooker hood over and integrated dishwasher and fridge. Kick-board heater and large rear window with super outlook into the garden with country views beyond

## Utility Room

9'9 x 4'11 (2.97m x 1.50m)

The utility room with side external entrance to the garden. There is plumbing for washing machine and space for tumble dryer.

## Bedroom One

13'7 x 13'4 (4.14m x 4.07m)

Bedroom one is a spacious double bedroom with bay window with views into the front garden. The En-Suite has a 2-piece white suite comprising low flush WC, wash hand basin on vanity unit.

## Bedroom Two

12'5 x 11'11 (3.78m x 3.64m)

A second good sized bedroom to the rear with views into the garden towards Wartbarrow.

## Bathroom

The Shower Room is lovely with tasteful 'stone' wall and wood effect floor. Frosted window to rear. White suite comprising low flush WC, wash hand basin and double shower enclosure. Wall mounted cabinet and chrome heated towel rail.





### Integral Garage

16'0 x 9'0 (4.88m x 2.74m)

The garage has an internal door from the Kitchen, has double wooden doors and houses the wall mounted Worcester gas central heating boiler. Power and light.

### Outside

The gardens with this property are as pristinely kept as the inside! To the front of the property is a semi-circular area of well-tended level lawn with mature hedge border giving lots of privacy and a paved path. Gated access either side to the rear garden which is equally as well looked after! The rear garden is generous with level lawn, paved patios and decked seating area. Granite pathways, Useful shed, rockery plantings, mature shrubs and wonderful open views - this garden really is a joy.

### Directions

Westwards from Grange over Sands in the direction of Allithwaite. Upon reaching the village turn right into Church

Road, go past the Primary School on the left and take the next right turn into Wartbarrow Lane and Polvellan can be found shortly on the right-hand side.

Whattthreewords: ///losing.manager.streamers

### Services

Mains electricity, gas and water. Septic tank drainage. Gas central heating to radiators.

### Tenure

Freehold

### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

### Council Tax Band

D

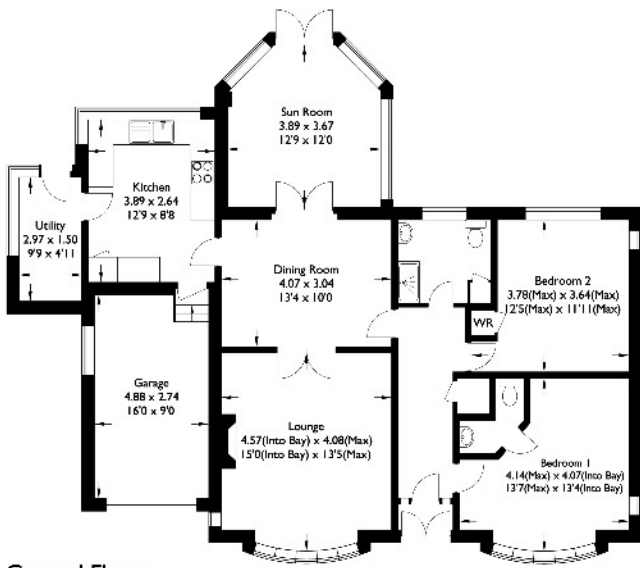




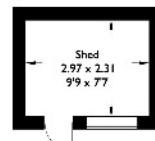
**Polvellan**

Approximate Gross Internal Area : 106.39 sq m / 1145.17 sq ft  
 Garage : 13.49 sq m / 145.20 sq ft  
 Loft : 36.75 sq m / 395.57 sq ft  
 Outbuilding : 6.86 sq m / 73.84 sq ft  
 Total : 163.49 sq m / 1759.79sq ft

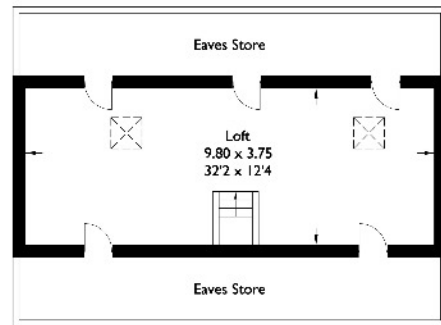
----- Restricted Head Height



Ground Floor



Outbuilding



Loft

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

