



**POOLE  
TOWNSEND**

# Robins Lodge, Templands Lane, Allithwaite, Grange-over-Sands

£269,000

3 2 1



## DIRECTIONS

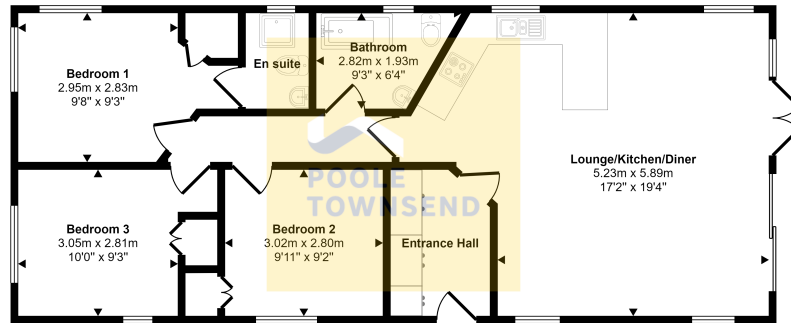
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**DESCRIPTION** Robin Lodge is an attractive and impressive detached three bedroomed lodge, situated on the highly sought-after Pastures Lodge Park. Presented to an exceptionally high standard throughout, this property also boasts 52 week occupancy and the ability to holiday let, allowing a steady income stream or use as a second home/holiday let, or as a permanent residence. The property is approached via off-road parking and steps leading to a balconied terrace, which extends to the side and front of the property with an attractive seating area overlooking the gardens, whilst a doorway opens onto the entrance hallway. The entrance hall has full height storage cupboards which include a utility area with a washing machine and dryer, whilst a further doorway leads into an impressive and open plan living room with a high level pitched ceiling, double glazed windows and French doors. The room is split into three distinct areas, with a lounge space centring around a freestanding wood burner which leads into a further formal dining area, both with aspects onto the Lodge Park. This room also provides a large kitchen workspace with a three sided surface and fitted storage units throughout, whilst there is a range of integrated appliances and a sink and drainer set beneath a double glazed window overlooking the garden areas. The bedroom accommodation is situated to the rear of the property through a separate doorway to an additional inner hall, which allows access to the three bedrooms and bathroom. The master bedroom features well-proportioned space with fitted storage cupboards, and access into a high quality en-suite shower room with a shower cubicle, WC and wash hand basin. The remaining two bedrooms also provide double proportions and outlooks onto the Lodge Park. The family bathroom has been finished to a high quality with a low-level bath, WC and wash hand basin. To complement the off-road parking and balconied seating area there is also a spacious garden area, with a barbecue space and natural woodland with a mature tree and sloped garden areas, allowing for further planted beds or lawned gardens. Ground Rent: £3,746.00 per year

## TENURE



- Impressive Detached Lodge • High Quality
- 52 weeks Occupancy • Opportunity to Holiday Let
- Presented to an Exceptionally High Standard



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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