



# Allithwaite

£370,000

10 Maychells Orchard, Allithwaite, Grange-over-Sands, LA11 7PY

10 Maychells Orchard is a very versatile, deceptive detached property providing ample space for the modern family, excellent location, pleasant views and well proportioned light rooms. Having been extended in the past this property now provides oodles of space to be used and configured in a way that suits you and your needs.

This property is tucked away in a corner of this popular residential cul-de-sac on a good sized corner plot. There are now opportunities to enhance the Kitchen for example and put your own personal stamp on this super family home. With many carpets recently renewed, with a lick of paint here and there this property could be transformed very easily!

No upper chain.



4



2



3



C



Superfast  
Broadband



Garden and  
Parking

## Quick Overview

Spacious and very versatile

Partial views towards Morecambe Bay

Light and airy rooms

Opportunities to update here and there

Residential cul-de-sac location

Close to excellent Primary School

Double glazing and gas central heating

Garden and Parking

No upper chain

Superfast Broadband

Property Reference: G3121



Hallway



Study



Lounge



Breakfast Kitchen

The covered front door opens into the Hallway with under-stairs cupboard, stairs to First Floor and side window. Door to Study and Dining Room. The Dining Room is well proportioned with a corner bay window and further rear window, pleasant outlook in to the garden - also an odd glimpse to Morecambe Bay which improves when the leaves drop. Modern electric fire with white surround and polished hearth. Door in to the Kitchen. The Kitchen is dual aspect with sliding doors to the Rear Garden. Furnished with light wood wall and base cabinets with stainless steel sink unit, electric oven, gas hob and space for under counter fridge and freezer. Perhaps the dividing wall could be removed to create a large open modern Dining Kitchen/Family Room?? The Study, off the Hall is spacious with part vaulted ceiling and high level storage (former Garage). Door to Lounge. The Lounge is of very impressive dimensions with double doors leading to the Garden and glimpses towards open countryside with Morecambe Bay in the distance. Living flame gas fire and wood effect laminate flooring. Door to Cloakroom with coloured 2 piece suite comprising WC and pedestal wash hand basin. Door to Utility Room with external door, 2 generous recessed storage cupboards. Space and plumbing for washing machine and tumble drier.

From the Entrance Hall the stairs lead up to the main Landing with side window and loft hatch. There is a boarded loft (with light) and access point above Bedroom 4 (large space). Bedroom 3 is a well proportioned Double Bedroom with glimpses, through trees towards Morecambe Bay. Bedroom 2 is a spacious Double Bedroom with rear window and corner bay window with partial views towards Morecambe Bay. The Bathroom is well proportioned with half tiled walls, storage cupboard and hot water cylinder cupboard over the stairs. The 3 piece white suite comprises bath, WC and pedestal wash hand basin. From the Landing a door leads to the 'Inner Landing' with feature window providing pleasing views. Bedroom 1 is very generously sized with charming view to Morecambe Bay and a bank of fitted wardrobes. Door to the En-suite Bathroom which has a white suite comprising bath with shower over, WC and pedestal wash hand basin. Feature frosted round window. Bedroom 4, is the smallest of the Bedrooms yet still a good double with twin windows to the front.

Externally, with direct access from the Lounge is a lovely covered Terrace - with a pleasant outdoor area to enjoy whatever the weather. Sunny paved Patio and lower lawn enclosed by a mature hedge. Pathways lead around both sides. Parking for 2 cars on the brick set driveway.

**Location** 10 Maychells Orchard is situated in the popular and friendly village of Allithwaite which boasts excellent Primary School, Local Shop, Village Hall and Church. This is a family home with good access to the local area and amenities.



Garden and Patio



Rear Garden



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

From the Grange over Sands Office travel Eastwards towards Allithwaite. Drop down Holme Lane and take the second right turn into Church Road and then right into Maychells Orchard. No.10 is immediately on the right hand side.

What3words -

<https://what3words.com/cherubs.extend.relishing>

**Accommodation (with approximate measurements)**

**Hallway**

**Dining Room** 13' 6" x 11' 11" (4.11m x 3.63m)

**Kitchen** 14' 1" x 9' 1" (4.29m x 2.77m)

**Study** 15' 10" x 8' 11" (4.83m x 2.72m)

**Lounge** 16' 11" x 15' 1" (5.16m x 4.6m)

**Cloakroom**

**Utility Room** 12' 0" x 5' 3" (3.66m x 1.6m)

**Bedroom 2** 11' 1" x 8' 7" (3.38m x 2.62m)

**Bedroom 3** 12' 3" x 9' 9" (3.73m x 2.97m)

**Bathroom**

**Inner Landing**

**Bedroom 1** 14' 0" max x 13' 4" max (4.27m max x 4.06m max)

**En-Suite Shower Room**

**Bedroom 4** 14' 11" max x 8' 9" max (4.55m max x 2.67m max)

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

**Council Tax:** Band E. Westmorland and Furness Council.

**Notes:** The driveway is shared and works are done on an 'as and when' basis and split between the 2 properties.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1200 – £1300 per calendar month. For further information and our terms and conditions please contact the Office.



Lounge



Dining Room



View



Elevated



Garden and Patio

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

# Meet the Team

## Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Sarah Lucas

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Stewart Marshall

Viewing Representative  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
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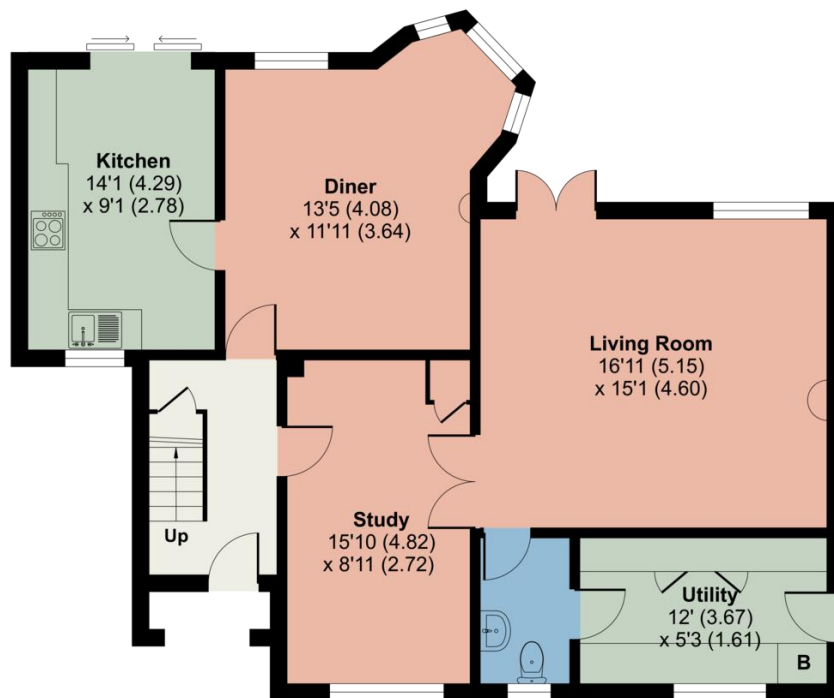
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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

# Maychells Orchard, Allithwaite, LA11

Approximate Area = 1811 sq ft / 168.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1316193

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