



## Allithwaite

**£437,500**

22 Greendales, Allithwaite, Grange-over-Sands, Cumbria, LA11 7RU

A beautifully presented spacious 4 Bedroom Detached Family Home over 3 floors, ideally situated in the sought-after village of Allithwaite. Enjoying open views across the playing fields and bowling green towards Wartbarrow, the property offers light and airy accommodation throughout, along with an integral Garage, private Parking, and well-maintained Gardens.

Comprising Entrance Hall with Cloakroom off, Lounge, Breakfast Kitchen, Dining Room, 4 Bedrooms (2 En-Suite) and Family Bathroom.

Internal inspection strongly recommended.

### Quick Overview

Lovely aspect to the rear  
Detached Family Home over 3 floors  
2 Reception Rooms - 3/4 Bedrooms  
3 Bath/Shower Rooms  
Light, bright and well presented  
Integral Garage and Parking  
Attractive well maintained Gardens  
Popular Primary School close-by  
Walks on the doorstep  
Superfast Broadband



4



3



2



TBC



Superfast  
Broadband



Garage and  
Parking

Property Reference: G3195



Lounge



Breakfast Kitchen



Breakfast Kitchen



Dining Room

The Covered Entrance leads in to the Entrance Hall via the uPVC double glazed Entrance Door. The Hallway has a useful Cloakroom with a 2 piece white suite comprising WC and small corner basin. Ample space for coats. The Lounge is a lovely well proportioned room with a bay window and Adam style fireplace with coal effect gas fire. The Breakfast Kitchen is a sunny room with good views in to the Garden and towards Wartbarrow. There are a range of light wood wall and base cabinets with complementary worktop and inset 1½ bowl single drainer sink unit. Built in electric double oven and 4 burner gas hob with cooker hood over. Space and plumbing for washing machine and dishwasher and under unit fridge. Ample space for dining table and chairs and patio doors to the Garden and door to the Integral Garage. The Dining Room is also a sunny room and has a lovely aspect in to the rear Garden and towards Wartbarrow through the sliding doors. The return spindled and balustraded staircase with side window leads to the First Floor with access to 3 Bedrooms and the Family Bathroom. Bedroom 1 is a well proportioned double room with a front aspect and door to En-Suite Shower Room with a 3 piece white suite comprising shower enclosure, pedestal wash hand basin and WC. Part tiled walls, shaver light and extractor fan. Bedroom 2 is utilised as a twin room with lovely rear aspect over the playing fields and bowling green towards Wartbarrow. Bedroom 3 is currently used as an Office but it could be used as a small double or good-sized single room. The Family Bathroom is a spacious room with a corner bath, double shower enclosure, WC and pedestal wash hand basin. Part tiled walls, extractor fan and airing cupboard housing the hot water cylinder.

From the First Floor Landing stairs lead to the Second Floor with side window.

Bedroom 4 is a lovely spacious room with dormer window and 2 velux windows making the room light and bright. Access to under-eaves storage and door to En-Suite Shower Room with a 3 piece white suite comprising shower enclosure, pedestal wash hand basin and WC. Part tiled walls, extractor fan and undereaves storage.

Integral Garage with up and over door, power and light. Wall mounted Worcester gas central heating boiler. Parking for 2 cars to the front of the property. There are well tended Gardens to the front and rear. The front Garden is laid to lawn with a specimen tree. The rear Garden is slightly sloping with lawn and attractive individual box hedging and small flower borders. Lovely paved Patio Area to dine on a warm summers day, enjoying the views.



Lounge



Breakfast Kitchen



Bedroom 1



Bedroom 2



View from Bedroom 2



Family Bathroom

**Location** Located within the popular village of Allithwaite, 22 Greendales enjoys some lovely views over the playing fields and bowling green towards Wartbarrow. Within easy walking distance of the excellent Primary School and Village Store and a little further is the popular Public House, The Pheasant. A 5 minute drive and you will find yourself in the small town of Grange over Sands with amenities such as Railway Station, Post Office, Library etc or the ever popular and highly sought after village of Cartmel with fine dining and pubs and home to the famed steeplechase meetings and sticky toffee pudding!

To reach the property travel westwards from Grange over Sands in the direction of Allithwaite. Proceed down Holme Lane and turn right into Church Road. Go past the Village Store on your right and take the next right in to Greendales. No.22 is a short way along on the right hand side.

What3words: <https://what3words.com/limped.irritated.tricks>

**Accommodation (with approximate measurements)**

**Covered Entrance**

**Entrance Hall**

**Cloakroom** 6' 2" x 4' 0" (1.90m x 1.24m)

**Lounge** 17' 9" plus bay x 11' 1" (5.43m plus bay x 3.38m)

**Dining Room** 9' 9" x 9' 1" (2.99m x 2.78m)

**Breakfast Kitchen** 15' 7" x 9' 8" (4.77m x 2.97m)

**First Floor**

**Bedroom 1** 17' 9" inc En-Suite x 11' 11" (5.43m inc En-Suite x 3.64m)

**En-Suite Shower Room** 7' 11" x 4' 0" (2.43m x 1.23m)

**Bedroom 2** 14' 0" x 9' 10" (4.29m x 3.00m)

**Bedroom 3** 12' 9" x 9' 0" (3.91m x 2.76m)

**Family Bathroom** 11' 2" x 9' 10" (3.42m x 3.01m)

**Second Floor**

**Bedroom 4** 16' 0" x 13' 0" (4.88m x 3.98m) plus dormer

**En-Suite Shower Room** 11' 2" x 5' 3" (3.42m x 1.61m)

**Integral Garage** 17' 6" x 8' 6" (5.35m x 2.60m)

**Services:** Mains water (meter), electricity, gas and drainage. Gas central heating to radiators. New boiler fitted in February 2025.

**Tenure:** Freehold. Vacant possession upon completion.

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

**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.



Bedroom 1



Bedroom 4



Garden



Patio Area and Garden



Rear Aspect and Garden

**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.

**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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (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  
Call **015395 32301** or request online.

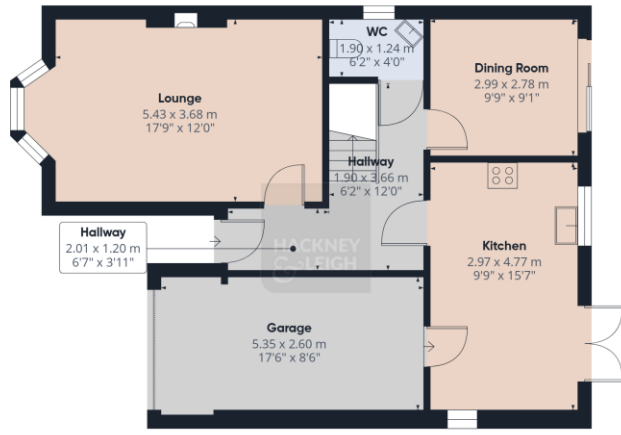


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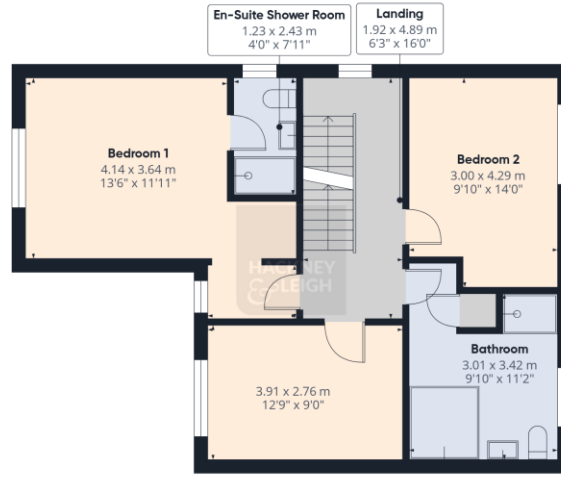


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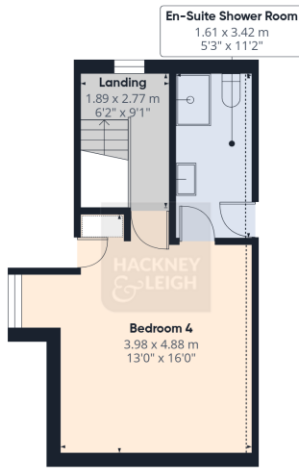
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Floor 0



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**

159.1 m<sup>2</sup>  
1712 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

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