



## Allithwaite

£380,000

11 Hazelgarth, Allithwaite, Grange-over-Sands, Cumbria, LA11 7RS

A superbly presented 3 Bedroom Detached Family Home with 3 Reception Rooms set within the village of Allithwaite in a cul-de-sac location, featuring immaculate Gardens and expansive south-facing views over open countryside towards Morecambe Bay to the rear. The property also benefits from a Detached Double Garage and Parking for 2-3 cars.

Comprising Entrance Hall with Cloakroom off, Lounge, Dining Room, Garden Room, Kitchen, Utility Room, 3 Bedrooms (1 En-Suite), Bathroom and Loft Room.

This property must be viewed to be appreciated.

### Quick Overview

- Extensive Panoramic Views
- Immaculate Gardens
- Detached Family Home
- 3 Reception Rooms
- 3 Bedrooms (1 En-Suite)
- Useful Loft Room
- Double Garage and Parking
- Well presented accommodation
- Cul-de-sac location.
- Superfast Broadband



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Superfast  
Broadband



Double Garage  
and Parking

Property Reference: G3196



Entrance Hall



Lounge



Dining Room



Kitchen

The Covered Entrance with quarry tile floor and half glazed and leaded uPVC double glazed doors leads in to the spacious Entrance Hall with useful under-stairs storage cupboard, stairs to the First Floor and Cloakroom. The Cloakroom has the original 2 piece coloured suite comprising WC and pedestal wash hand basin with tile splash back. Glazed/frosted double doors lead in to the well proportioned Lounge with Adam style fireplace with marble effect inset and hearth with remote controlled living flame gas fire. Pleasant outlook in to the front garden and in to the close. An archway leads through to the Dining Room with ample space for table and chairs and sliding doors lead in to the superb Garden Room which was replaced in 2023 and has a beautiful outlook in to the Garden. Electric panel heater and patio doors to the Garden. The Kitchen has a lovely aspect in to the rear Garden and has the original 'Oak' effect wall and base units with formica worktops and 1½ bowl single drainer sink unit. Built-in electric oven, 4 burner gas hob and cooker hood over. Fitted breakfast table and space and plumbing for dishwasher. A half glazed doors takes you to the Utility Room with fitted wall cupboard and base unit with worktop to side and separate worktop with space and plumbing for washing machine under and space for tumble drier/freezer etc. Wall mounted Potterton gas central heating boiler. Upvc double glazed door.

From the Entrance Hall the spindled and balustraded staircase with side window leads to the First Floor Landing with cylinder airing cupboard housing the hot water cylinder and water pressure system. There is also a loft hatch with pull down ladder. The useful Loft Room is boarded with pine panelled walls and 2 velux windows, currently utilised for storage with additional under-eaves storage and storage cupboard. This would make an ideal Office for those working from home. Bedroom 1 has exceptional entrancing views over the Garden and open fields towards Morecambe Bay. A wall of fitted wardrobes plus fitted drawers and bedside cabinets. A door leads to the En-Suite Shower Room with tiled shower enclosure, pedestal wash hand basin and WC. Part tiled walls and illuminated wall mirror. Bedroom 2 is also a double room with a front aspect looking over neighbouring properties to Wartbarrow in the distance. Fitted wardrobes and drawers. Bedroom 3 is currently utilised as an additional Day room taking full advantage of the panoramic views to Morecambe Bay. 2 fitted single wardrobes with over-bed wall units. The original Bathroom has a 3 piece cream suite comprising 'pine' panelled bath with shower over, pedestal wash hand basin and WC. Part tiled walls and shaver light.

Outside there is a Detached Double Garage with remote controlled up and over door, side window, rear door and power and light. Useful storage over. Parking for 2 cars on the block paved driveway and additional parking for camper van through the double gates. The beautiful Gardens are a credit to the current owner and comprise front garden with low lying hedge, well stocked circular flower bed and border. Gated access to both sides of the property lead to the rear Gardens. Behind the Garage is a raised level lawn and slate chipped raised garden stocked with a variety of specimen shrubs and paved Sitting Area by the Garden Room with outside tap. The highlight is the



Lounge



Garden Room



Utility Room



Bedroom 1



Bedroom 2



Garden

main Garden with attractive central paved steps leading up the level lawn with stepping stones, surrounded by gravelled beds and borders providing a profusion of colour throughout the year. Paved Patio and raised Semi-Circular Sitting Area which from a view perspective, needs to be seen to be believed. Expansive, exceptional, exceedingly fabulous is what springs to mind. Views over the open fields to Flookburgh Plains, Morecambe Bay, Blackpool Tower in the distance and on a very clear day Snowdonia!!!

Some contents may be available subject to further negotiations.

**Location** Allithwaite is a popular and friendly village with excellent Primary School, well regarded Public House/Restaurant, Community Centre which is the hub of many events and social gatherings in the village with Bowling Green, Football Pitch, Skate Board and Bike Track (Pump Track)! There is also a Village Shop selling everyday items. Just a short drive from the seaside town of Grange over Sands where a wider range of amenities such as Railway Station, Post Office, Library, Medical centre etc can be found.

Approaching Allithwaite from Grange proceed down Holme Lane then turn right into 'The Square' following this road for about 200 yards, finding 'Hazelgarth' on the left. No 11 can be found shortly on the right hand side.

What3words:

<https://what3words.com/chestnuts.reports.cubs>

**Accommodation (with approximate measurements)**

**Covered Entrance**

**Entrance Hall**

**Cloakroom**

**Lounge** 16' 9" x 11' 0" (5.12m x 3.36m)

**Dining Room** 9' 3" x 8' 10" (2.82m x 2.70m)

**Garden Room** 9' 4" x 8' 9" (2.87m x 2.68m)

**Kitchen** 10' 7" x 9' 2" (3.23m x 2.81m)

**Utility Room** 7' 11" x 6' 1" (2.43m x 1.87m)

**First Floor**

**Bedroom 1** 12' 5" x 10' 11" (3.81m x 3.34m)

**En-Suite Shower Room** 7' 11" max x 4' 11" (2.42m max x 1.50m)

**Bedroom 2** 11' 0" x 8' 7" (3.36m x 2.64m)

**Bedroom 3** 9' 3" x 8' 6" (2.83m x 2.6m)

**Bathroom** 8' 1" x 5' 7" (2.47m x 1.71m)

**Loft Room** 17' 6" x 10' 9" (5.35m x 3.30m) some limited head height.

**Double Garage** 17' 7" max x 16' 11" max (5.38m max x 5.16m max)

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

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



Garden



Kitchen



Garden



Bedroom 1

**Council Tax:** Band E. 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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1100 – £1200 per calendar month. For further information and our terms and conditions please contact the Office.

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Rear Aspect

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.

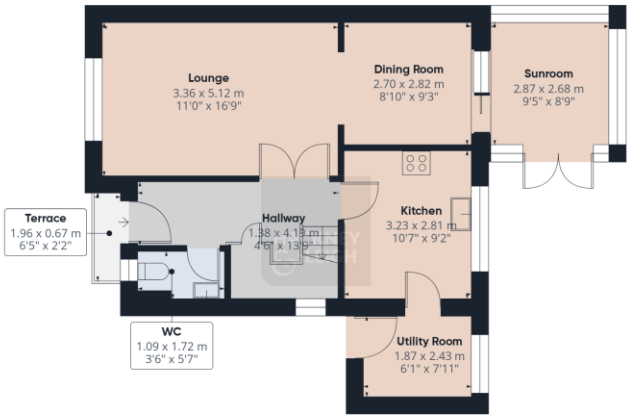


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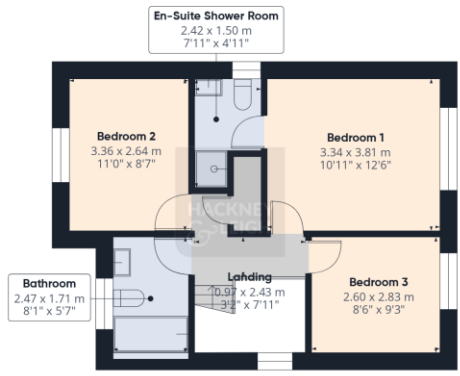


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Floor 0



Floor 1



Floor 2



<b>Approximate total area<sup>(1)</sup></b>
116.4 m <sup>2</sup> 1253 ft <sup>2</sup>
<b>Balconies and terraces</b>
1.3 m <sup>2</sup> 14 ft <sup>2</sup>
<b>Reduced headroom</b>
3.2 m <sup>2</sup> 35 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.

GIRAFFE360

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