



Rose Lea Church Road, Allithwaite  
£450,000

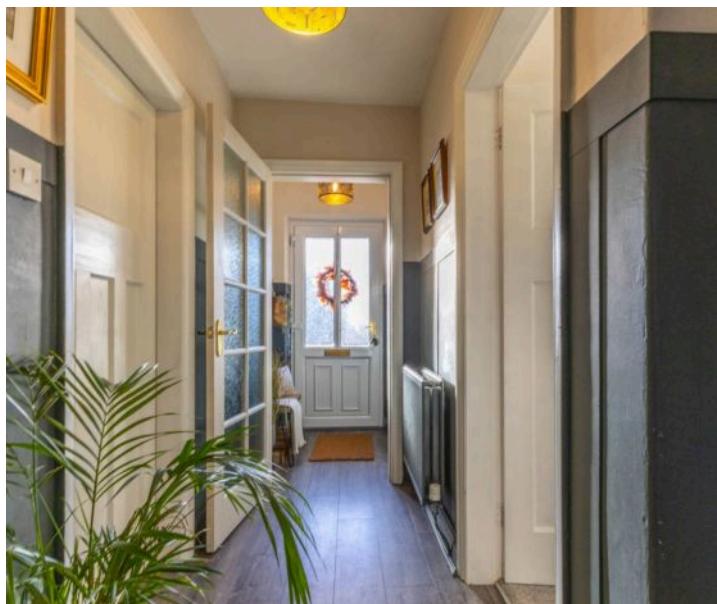
## Rose Lea Church Road Allithwaite, Grange-Over-Sands

This beautifully renovated detached bungalow with a stunning one bedroom self contained annex, sits in the charming village of Allithwaite, a sought after location tucked between rolling countryside and the stunning coastline of the Cartmel Peninsula. Allithwaite offers a warm community feel, with a popular primary school, village shop, pub and easy access to both Grange-over-Sands and the Lake District National Park. The bungalow blends chic, tasteful styling with the tranquillity and convenience of village living, making it an ideal home for those seeking comfort, character and a slower pace of life.

The main house features two spacious double bedrooms, each beautifully styled and filled with natural light. The open plan kitchen / living area provides a rustic yet elegant kitchen alongside a cosy seating space centred around a charming log burning stove. A separate utility room offers excellent practicality. The modern family bathroom includes a bath with a shower over. There is also a convenient downstairs WC completing the internal accommodation.

The detached self contained annex offers impressive flexibility. The open plan living space includes a welcoming seating area with its own log burning stove. The modern shower room is finished to a high standard. The comfortable double bedroom provides an ideal private retreat for guests, family members.

Externally, the property enjoys attractive and well presented outdoor areas. To the front, a lovely garden creates an inviting entrance alongside private driveway parking for up to three vehicles. To the rear, the low maintenance garden features artificial grass and a sunny patio area, ideal for dining, entertaining, or simply relaxing in a peaceful, enclosed setting.



- Detached bungalow with a stunning one bedroom self contained annex, set in a peaceful Allithwaite location, ideal for those seeking comfort and privacy
- Beautifully renovated throughout, offering stylish, chic interiors while retaining a warm and welcoming feel
- Spacious open plan kitchen / living area, featuring a charming rustic kitchen and a cosy log burning stove
- Handy utility room and downstairs WC, adding convenience and excellent storage options
- Two generous double bedrooms in the main home, each thoughtfully decorated with a calm, contemporary aesthetic and fitted wardrobes
- Modern family bathroom complete with a bath and shower over, combining practicality with sleek design
- Attractive front garden and driveway parking, creating an inviting first impression
- Low maintenance rear garden with artificial lawn and paved patio, ideal for outdoor dining and year round enjoyment
- Superb self contained annex, perfect for guests, multi generational living.
- The annex includes a bright open plan living space with its own log burning stove, a modern shower room and a comfortable double bedroom

From Grange-over-Sands, head west out of the town towards Allithwaite by following Allithwaite Road. Continue along this road as it gently climbs out of Grange and leads directly into the village. Once you enter Allithwaite, stay on the main road (Church Road/Allithwaite Road depending on your exact route) and follow it through the village until you reach the LA11 7QQ postcode area, Rose Lea is at the top of Church Road.





## ENTRY

4' 1" x 3' 11" (1.24m x 1.19m)

## HALLWAY

10' 2" x 4' 0" (3.09m x 1.21m)

## BEDROOM

13' 9" x 11' 8" (4.20m x 3.55m)

## BEDROOM

10' 9" x 10' 8" (3.27m x 3.26m)

## BATHROOM

7' 2" x 5' 10" (2.19m x 1.79m)

## KITCHEN / LIVING AREA

25' 9" x 11' 3" (7.85m x 3.42m)

## UTILITY

6' 7" x 4' 11" (2.01m x 1.50m)

## CLOAKROOM

7' 8" x 2' 10" (2.34m x 0.86m)

## ANNEX

## HALLWAY

9' 9" x 2' 11" (2.96m x 0.89m)

## KITCHEN / LIVING AREA

17' 1" x 13' 11" (5.20m x 4.23m)

## BEDROOM

11' 9" x 10' 4" (3.57m x 3.15m)

## BATHROOM

7' 5" x 6' 1" (2.27m x 1.86m)





**DIRECTIONS:** From Grange-over-Sands, head west out of the town towards Allithwaite by following Allithwaite Road. Continue along this road as it gently climbs out of Grange and leads directly into the village. Once you enter Allithwaite, stay on the main road (Church Road/Allithwaite Road depending on your exact route) and follow it through the village until you reach the LA11 7QQ postcode area, Rose Lea is at the top of Church Road.

**SERVICES:** Mains electric, mains gas, mains water, mains drainage.

**EPC RATING:** E

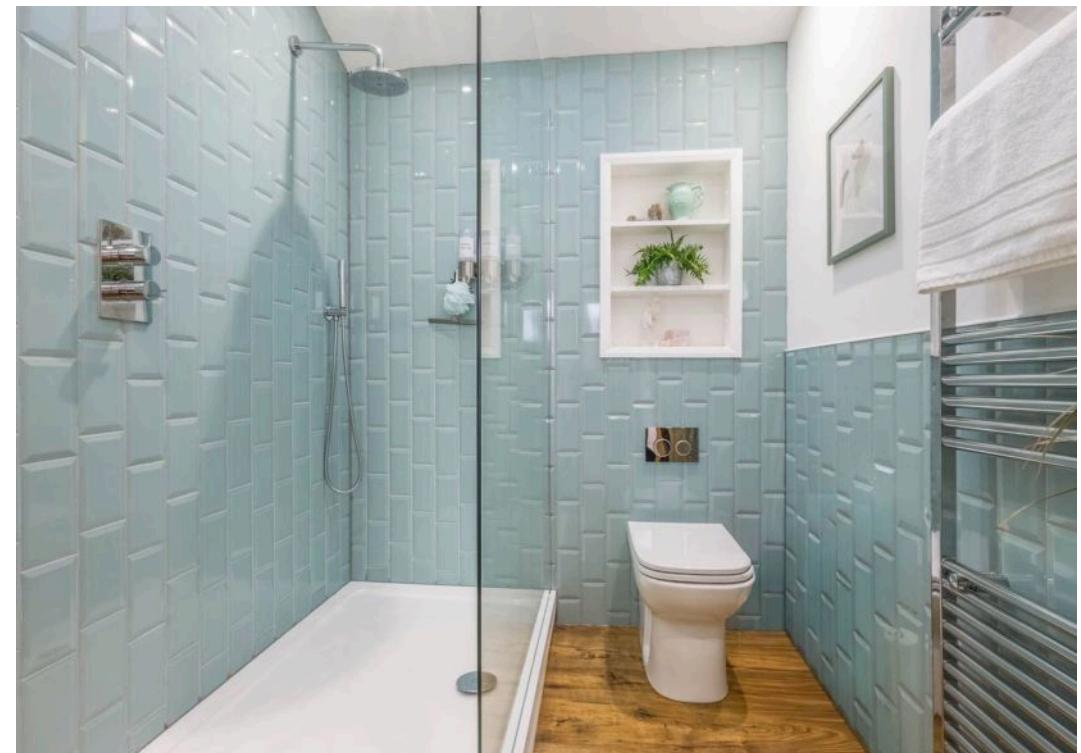
**COUNCIL TAX BAND:** Currently 'D'

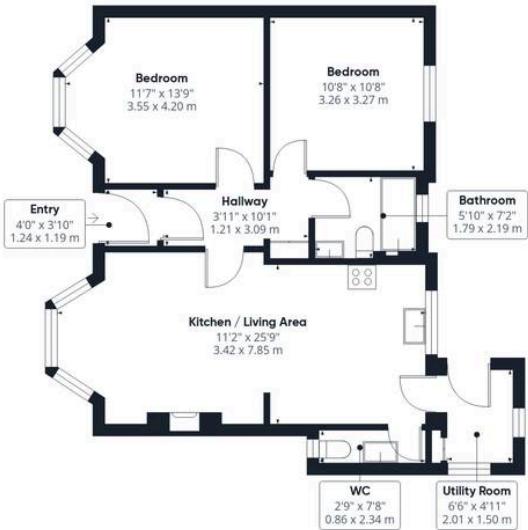
**TENURE:** FREEHOLD

**IDENTIFICATION CHECKS:**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





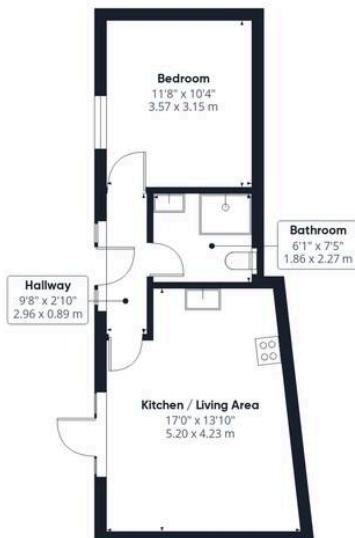


Ground Floor Building 1



Approximate total area<sup>(1)</sup>

1122 ft<sup>2</sup>  
104.3 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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

GIRAFFE360

# THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.