

HUNTERS®

HERE TO GET *you* THERE



HUNTERS
HERE TO GET *you* THERE

Fellside

Allithwaite, Grange-Over-Sands, LA11 7RN

Offers Over £495,000



- Beautiful Three Bed Detached Property
- Amazing Landscaped Gardens and Views
- Excellent Decorative Presentation
- Master Bedroom Ensuite
- Popular Cumbrian Village

- Stunning Open Plan Kitchen and Dining Room
- Tiered Garden but with Plenty of Lateral Access
- Living Room with Wood Burner and Views to Morecambe Bay
- Separate Utility and a Workshop
- Council Tax Band D

Tel: 01539 816399

Fellside

Allithwaite, Grange-Over-Sands, LA11 7RN

Offers Over £495,000



A beautifully presented three bed detached property on a popular development in Allithwaite. The accommodation comprises of a vestibule, entry and hallway, living room, kitchen diner, separate utility, three bedrooms of which the master is ensuite, and a family bathroom. There is also a workshop in the garage space, and the most wonderful gardens front and rear. This house sits on a level plot making it ideal for those seeking lateral living. The internal presentation and spec is outstanding and an internal inspection will leave the viewer highly impressed.

Among the many highlights of this exceptional property are the beautifully appointed kitchen/dining room, where expansive glazing floods the space with natural light, the stunning kitchen itself, which effortlessly blends contemporary minimalism with timeless character centred around a warming Aga, and the impeccable interior styling throughout, creating elegant, inviting and thoughtfully curated living spaces. Outside, the landscaped rear garden is something to behold, with multiple seating areas located in prime areas to enjoy the views and the angle of the sun. The planting is exceptional and the new owners will be able to spend enjoyable hours relaxing in this space.

Allithwaite is a charming Cumbrian village, located just a short distance from Grange-over-Sands. Local amenities include a primary school with nursery provision, a village post office/shop and a popular public house. You will find further provisions in Grange, with Ulverston and Kendal further afield. And, it is just 8 miles to the southern tip of Lake Windermere.

What3Words///secrets.file.overgrown

Vestibule

Stepping into the vestibule you find a great place to kick off shoes and hang coats. The internal and external doors are timber framed with opaque glass inserts and have matching side panels, allowing natural light to shine through.

Entry

Once into the house you have the hallway in front of you which provides access to the bedrooms and the bathroom, whilst to the side is a wide opening into the living room.

Living Room

A stylish tiled floor using large format tiles extends throughout the hall, lounge and then into the kitchen diner and this creates a luxury look with the benefit of a wet underfloor heating system. The lounge had a wonderful outlook with a large picture window to the front elevation providing long views towards Morecambe Bay. A striking feature is the wood burner located in a corner of the room, ideal for creating cosy nights when lit. From the living room you have an open plan access to the kitchen diner.

Kitchen Diner

Another beautiful room setting with a wealth of delightful features. A striking glazed extension, incorporating six full-width panes and a glazed roof, spans much of the rear elevation, flooding the room with natural light throughout the day. Designed to maximise the outlook, it creates a seamless connection between the living space and the beautifully landscaped garden beyond, bringing the outside in whatever the season.

The kitchen has been thoughtfully designed to blend in with the room whilst not dominating it and the result is a minimalist, quality look. There are cabinets at base level with a stone worksurface running over. Then at the far end of the kitchen is a 'wall' of handleless cabinets incorporating a tall fridge, pull out larder units, and two stainless steel tambour doors, behind which lies shelving and space for kitchen appliances. The central feature of the kitchen is the wonderful aga behind which is a herringbone style tiled splashback. Other integral appliances include an induction hob, electric cooker, and an inset stainless steel sink.

Utility

Passing through a small inner hall with an external timber door leading to the garden, you come to the utility. In here you find plenty more kitchen cabinets for storage, a stainless steel sink and drainer, space and plumbing for a washing machine and a condensing dryer, and room for a tall freezer. An internal door then leads to the workshop.

Workshop

Accessed from the pedestrian door leading from the utility or through the electric roller shutter vehicle door to the front. The room has power and light and a window to the side elevation. In here you will also find the gas fired boiler.

Inner Hall

Coming back inside the living accommodation, the hallway extends around a corner from the entry and you will find useful double door storage cupboard and access to all the bedrooms and the bathroom.

Master Bedroom

The master is fitted with a range of mirror fronted wardrobes providing plenty of shelving and hanging spaces. A large window to the rear elevation looks out to the garden, and there is access though to the ensuite.

Ensuite

Comprising of a shower cubicle with a thermostatic shower valve, a combination vanity unit with WC, bidet, and extensive cupboard storage, and a wash-hand basin set on a vanity unit with illuminated mirror over. Tongue and groove panelling to the half elevation and a white heated towel rail complete the look.

Bedroom Two

The second double bedroom has two windows to the front elevation so is bathed in light, and there is space for a double bed and a dressing table.

Bedroom Three

The third bedroom also has a window to the front elevation and is currently used as an office, with an occasional day bed. Large enough to accommodate a double bed if required.

Bathroom

There is a combination vanity unit with wash-hand basin, WC and storage cabinets, panel bath with shower over, thermostatic shower valve, and a glass screen. There is tiling to the splash areas, a large wall mirror above the combination vanity unit, and a heated towel rail.

Gardens

The gardens are simply beautiful, having been thoughtfully landscaped to create a series of inviting spaces from which to enjoy the surrounding scenery. To the rear, a level pathway leads from the house to a delightful seating area, perfectly positioned to take in the backdrop of Wartbarrow Fell. Along the way, you pass an abundance of mature specimen shrubs and established planting, complemented by an elegant water blade feature that fills the garden with the soothing sound of flowing water.

To one side of the bungalow, a substantial timber garden store provides excellent storage for outdoor equipment, while the opposite side offers an outside tap with hose connection and a practical drying area. Stone steps rise to the upper tier, where a further seating area enjoys an elevated position with far-reaching views towards Morecambe Bay and alongside there is an opportunity for alfresco dining. A neatly cut lawn runs alongside equestrian-style fencing beyond which open countryside stretches towards the fell.

Enjoying sunshine throughout the day, the garden is a wonderfully peaceful retreat in which to relax, entertain and appreciate its idyllic surroundings. To the front, the garden is predominantly laid to lawn with mature shrubs and well-stocked borders providing a pleasing degree of privacy, whilst carefully positioned openings preserve the attractive outward views.

Parking

Currently there is a driveway to the front of the garage door, allowing for one vehicle to be parked off-road. However, there are scheduled works to widen the drive to allow for side-by-side parking for two vehicles.

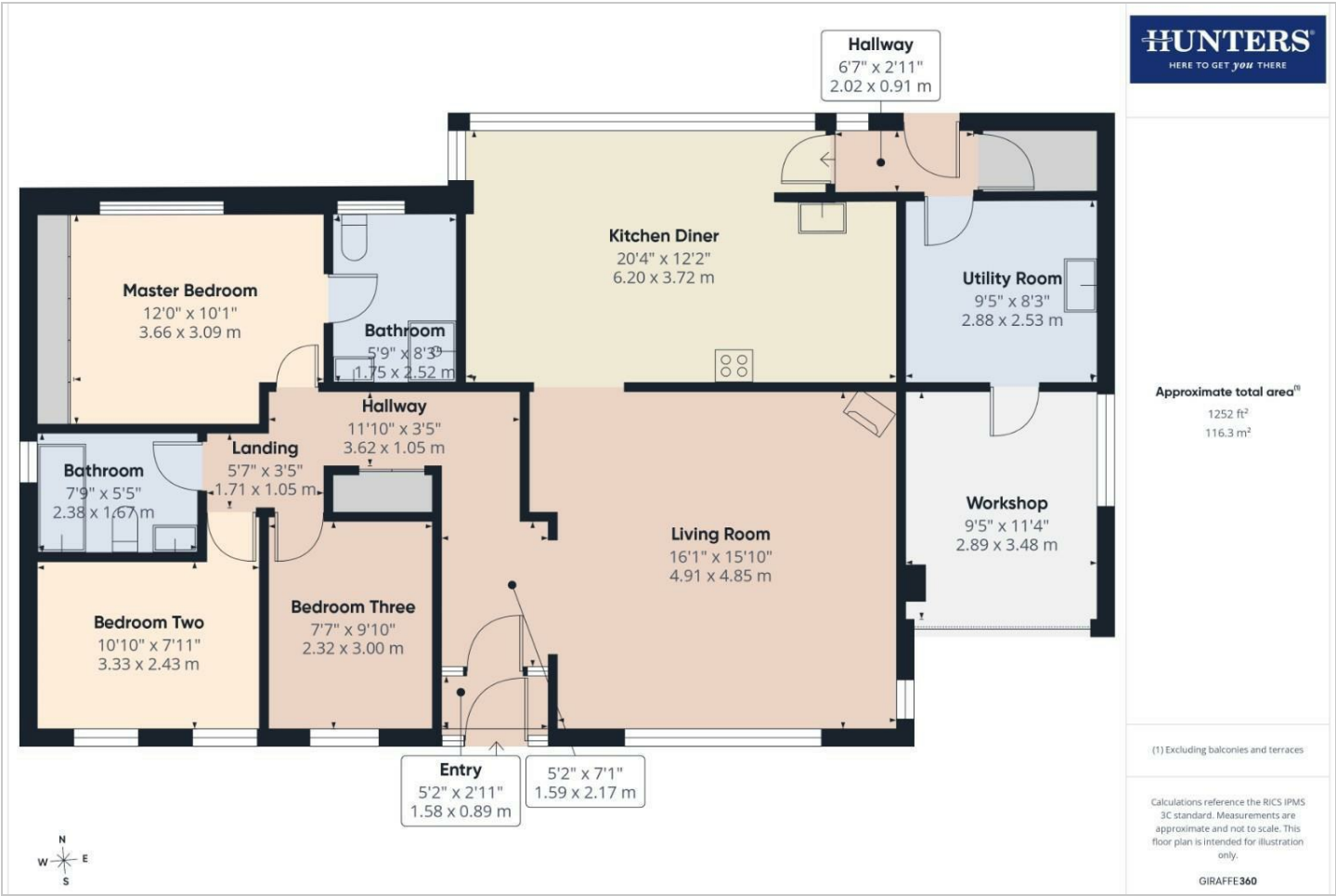
Agents Note

Please be advised there is a private drainage facility serving Fellside.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

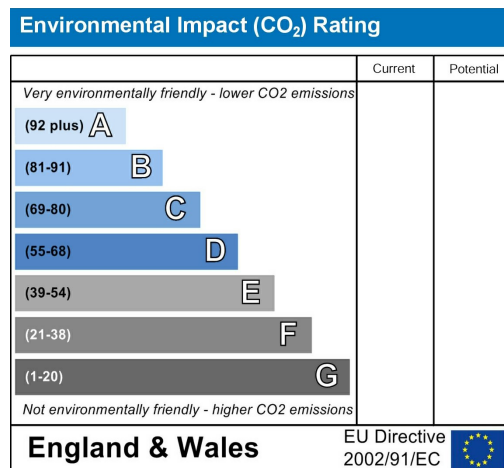
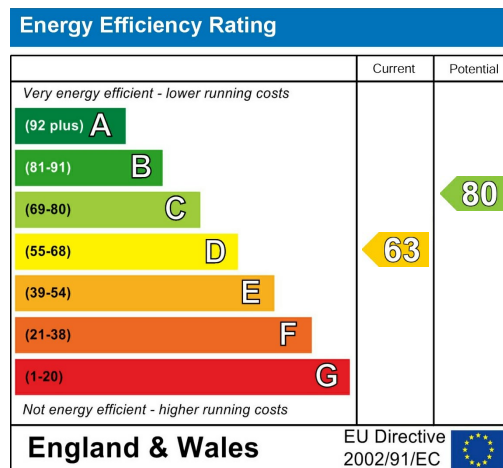






HUNTERS

Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

