



Allithwaite

£250,000

1 Maychells Orchard, Allithwaite, Grange-over-Sands,
Cumbria, LA11 7PY

A well-presented and neutrally decorated 2/3 bedroom End-Terrace property, built in the 1990s by Priory Lifestyle to a high standard, tucked away in a corner of this popular residential cul-de-sac within the sought-after village of Allithwaite.

The property offers a modern Kitchen, Sitting Room, Sun Room, 2 Double Bedrooms, Bathroom and Attic/Hobbies Rooms. Outside there is a charming cottage-style Garden with pretty seating area, Workshop with power and light and Tandem Prking for 2 cars.

An internal inspection is highly recommended.

Quick Overview

Lovely Cottage Style Garden

Village location

2/3 Bedroom End Terraced Property

2 Reception Rooms

Well presented and neutrally decorated

Modern Kitchen

Useful Workshop

Gs central heating and double glazing

Tandem Parking

Superfast Broadband



3



1



2



C



Superfast
Broadband



Tandem Parking

Property Reference: G3221



Lounge



Kitchen



Sun Room



Bedroom 1

Descriptions The Covered Entrance opens into the Entrance Hall through a charming stained and leaded entrance door. The Entrance Hall has stairs rising to the First Floor and access into the Sitting Room, a delightful space showcasing a black-painted Adam-style fireplace with an inset coal-effect electric fire set on a tiled hearth. The room is further enhanced by white-painted original beams and an understairs storage cupboard. The Kitchen is fitted with a range of stylish IKEA grey base units complemented by work surfaces and a single drainer 1.5 bowl sink unit. There is a useful larder cupboard with space for a fridge freezer, along with provision for a freestanding oven, washing machine, and dishwasher. The Sun Room provides a bright and inviting additional living space, with double glazed windows, a polycarbonate roof and double doors opening out to the Garden.

From the Entrance Hall, stairs lead to the First Floor Landing. Bedroom 1 is a generous double room with a bay window and a pleasant rear aspect overlooking the Garden. Bedroom 2 is also a double room, enjoying a front aspect. The Bathroom retains its original 3-piece light pink suite, comprising a panelled bath with shower over and screen, pedestal wash hand basin, and low flush WC. Additional features include part tiled walls, an illuminated wall mirror, and a corner medicine cabinet. From the Landing, a door leads to the Inner Landing, an ideal storage area with stairs rising to the Attic Room. This versatile space is perfect as a Hobbies/Craft/Home Office or occasional Bedroom, with ample storage and a double glazed Velux window.

Externally, there is an Outside Store housing the Worcester gas central heating boiler and offering space for a tumble dryer. The Front Garden features an attractive gravelled Patio Area, ideal for enjoying a morning coffee. A paved pathway runs along the side of the property to the enclosed Rear Garden, which benefits from a further paved seating area perfect for alfresco dining. The garden also includes a small lawn, well-stocked flower borders bursting with colour, and steps leading up to an additional gravelled area with a covered seating space, ideal for evening relaxation. There are 2 timber outbuildings: 1 used as a wood store and the other currently serving as a Workshop with power and light. To the front of the property, there are 2 tandem Parking spaces on the block paved Parking Area.

Location No.1 Maychells Orchard is situated in the popular and friendly village of Allithwaite which boasts excellent Primary School, Local Shop, Village Hall, Church and popular Public House - The Pheasant. This is a lovely family home with good access to the local area and amenities. 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!

From 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.1 is around the corner to the left at the head of the close.

What3words: <https://what3words.com/nurse.scavenger.good>

Accommodation (with approximate measurements)

Covered Entrance

Entrance Hall 5' 2" x 4' 9" (1.58m x 1.45m)

Sitting Room 13' 6" x 12' 3" (4.12m x 3.74m)

Kitchen 15' 6" x 8' 5" (4.74m x 2.58m)

Sun Room 13' 6" x 7' 2" (4.14m x 2.19m)

First Floor

Bedroom 1 11' 10" x 9' 5" (3.63m x 2.89m)

Bedroom 2 10' 4" x 9' 2" (3.16m x 2.81m)

Bathroom 6' 7" x 6' 3" (2.02m x 1.92m)

Inner Landing 8' 7" x 6' 0" (2.63m x 1.83m)

Attic Room 16' 2" x 16' 0" (4.93m x 4.88m) some limited head height

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

Tenure: Freehold. Vacant possession upon completion.

Service Charge: There is no service charge - works are done on an 'as and when' basis to the shared roadway and the cost shared between the 10 properties.

Note: This property may only be used as a private dwelling house. Assured Tenancies are permitted but holiday letting is not permitted.

Council Tax: Band C. 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 £875 – £925 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).



Bedroom 2



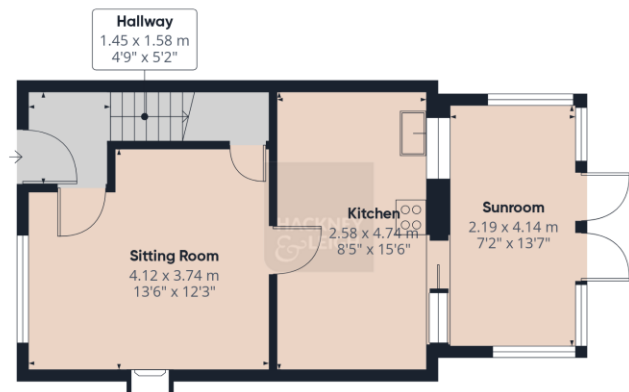
Front Patio Area



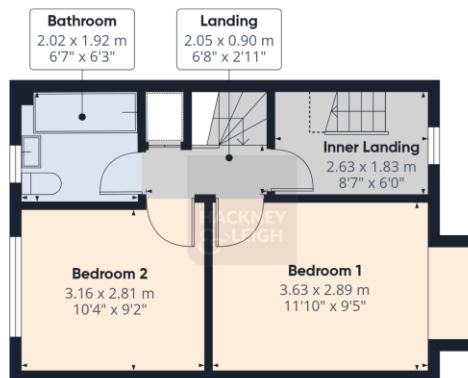
Rear Garden



Rear Aspect



Floor 0



Floor 1



Floor 2

Approximate total area^(m)92.7 m²998 ft²

Reduced headroom

12.4 m²133 ft²

(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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