



**POOLE
TOWNSEND**

Highcroft House, Vicarage Lane, Allithwaite, LA117QN
£810,000

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Occupying a substantial south-facing plot in the welcoming rural village of Allithwaite, this impressive detached family home enjoys attractive views towards Morecambe Bay and offers an exceptional blend of generous living space, versatility and beautifully maintained gardens. Arranged over three light-filled floors, the well-proportioned accommodation comprises two spacious reception rooms, a large breakfast kitchen, six generous bedrooms, including a principal bedroom with en-suite shower room, a family bathroom, a separate shower room and a ground floor cloakroom, making it ideally suited to growing or multi-generational families. Externally, the property is surrounded by attractive lawned gardens with established planting, mature borders and a pond, together with paved patios providing excellent spaces for alfresco dining, entertaining and relaxing. Further benefits include a detached outbuilding incorporating a workshop and utility room, a detached garage, and a summerhouse, all with power and lighting. A generous driveway provides off-road parking for several vehicles, completing this outstanding family home.

Directions

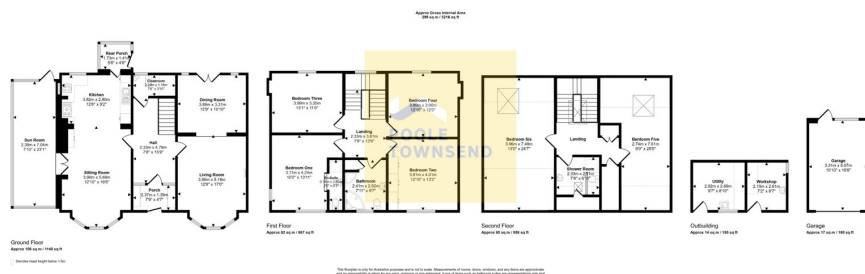
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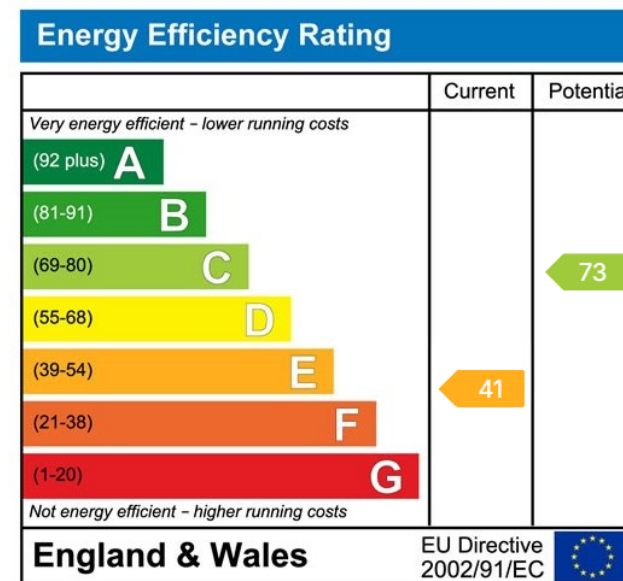
Location

Located on the edge of the semi-rural village of Allithwaite, this exclusive south-facing setting offers elevated views across Morecambe Bay, visible from the majority of the living spaces as well as the surrounding gardens. The village is home to a welcoming family pub, a shop, a children's play area, a primary school, a church, a community orchard and field, a football pitch, a cycle pump track, and a bowling green, making it ideal for families. Just a short distance away, the Edwardian town of Grange-over-Sands offers a variety of independent retailers, bakeries, butchers, a greengrocer, a chemist, and a health centre, ensuring all essential amenities are within easy reach. Additionally, train stations at Kents Bank and Grange provide convenient links to Barrow-in-Furness, Lancaster, and Manchester.





- Impressive detached family home set on a substantial south-facing plot in the popular village of Little Wymondley.
- Accommodation arranged over three light-filled floors.
- Large breakfast kitchen with ample space for everyday dining.
- Family bathroom, separate shower room and convenient ground floor cloakroom.
- Detached outbuilding with workshop and utility room, plus a summerhouse and detached garage, all with power and lighting.
- Attractive elevated views towards Morecambe Bay.
- Two generous reception rooms ideal for family living and entertaining plus sun room.
- Six well-proportioned bedrooms, including a principal bedroom with en-suite.
- Beautifully maintained lawned gardens with mature planting, a pond and paved terrace.
- Generous driveway providing off-road parking for multiple vehicles.



Visit us at
www.pooletownsend.co.uk
 enquiries@pooletownsend.co.uk

We are open
 Monday – Friday 9.00 – 5.00
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