



**POOLE  
TOWNSEND**

# 13 Hazelgarth, Allitwaite, Grange over Sands

£425,000

 4  2  2



- Situated in the picturesque village of Allithwaite
- A modern, open-plan kitchen
- 4 Bedrooms, Master ensuite
- Front brick-set driveway with parking for two cars.
- Freehold
- Spacious lounge with a cosy wood-burning stove
- Conservatory and a private garden
- Modern family bathroom
- Easy access to Morecambe Bay and the Lake District,
- Council Tax Band E



POOLE  
TOWNSEND



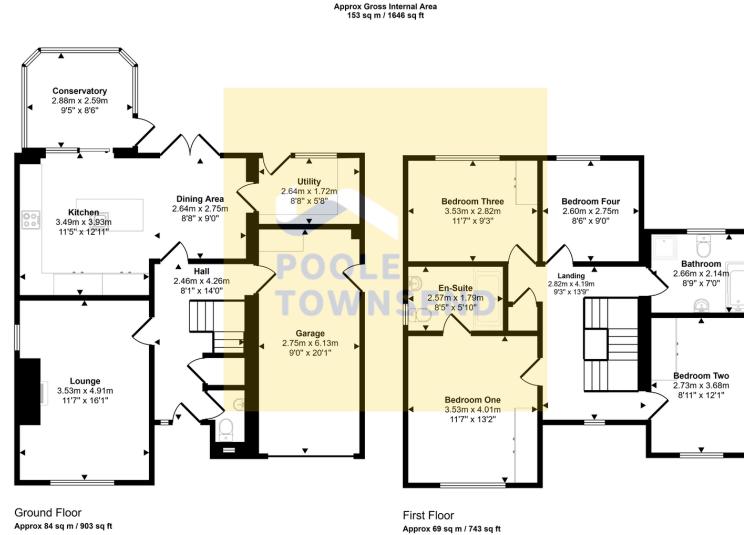
POOLE  
TOWNSEND



POOLE  
TOWNSEND



Located in the scenic village of Allithwaite, this exceptional four-bedroom home offers contemporary living with rural charm. The spacious lounge, separate from the main living areas, features a cosy wood-burning stove. At the heart of the home, the open-plan kitchen extends the full width across the back, offering modern finishes, integrated appliances, and a large central island. It opens to a conservatory, private garden, and utility room, creating a perfect flow for family life and entertaining. The ground floor also includes a WC and integral access to the garage. Upstairs, the principal bedroom with en-suite offers a peaceful retreat, while three additional bedrooms provide flexibility for family or home office use. A modern family bathroom completes the first floor. To the front, a brick-set driveway offers parking for two cars. With easy access to Morecambe Bay and the Lake District, this home combines



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Visit us at

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

We are open

Monday – Friday 9.00 – 5.00  
 Saturday 9.00 – 1.00

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044