



Allithwaite

Auction Guide Price £145,000

Herdwick Lodge, Meadow's End, The Pastures, Templands Lane,
Allithwaite, Grange-over-Sands, Cumbria, LA11 7QY

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £145,000

Herdwick Lodge is located on this popular lodge park (open for 52 weeks of the year) and is light, airy and spacious inside. Well presented with modern Kitchen and Bath/Shower Rooms, approx 14 years old. Comprising Entrance Vestibule/Utility, Boiler Room/Cloaks, Cloakroom, Galley Kitchen, Open Plan Living/Dining Room, 2 Double Bedrooms both En-Suite. Side Decked Garden, Hot Tub, grassed Garden area and Parking for 2 cars.

Holiday Let/Second Home only! Viewing strongly recommended.

Quick Overview

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

2 En-suite Bath/Shower Rooms

2 Bedroom Lodge with LPG heating

Spacious and airy

Peaceful rural park

Lovely walks on the doorstep

Holiday Let/Second Home only

Hot Tub for 4

Superfast Broadband



2



2



1



Superfast
Broadband



Off road
Parking

Property Reference: G3074



Kitchen



Dining Area



Living Area



Living Area

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Steps lead up to the raised decked walkway which leads to the double glazed entrance door and in to Entrance Vestibule with Cloaks/Boiler cupboard housing the Worcester LPG gas central heating boiler. Door to Cloakroom with WC and corner wash hand basin. Archway to the Galley Kitchen with cream base cabinets, complementary worktops and single drainer stainless steel sink unit. Built in oven and gas hob with brushed stainless steel and glass cooker hood over. Integrated fridge, freezer and dishwasher. Laminate flooring. Access in to the 'L' shaped Open Plan Living/Dining area with pitched ceiling, wood burning stove sat on a quartz style hearth and ample space for living and dining furniture. Double glazed door to the decked Balcony, picture window with side aspect to Hot Tub and Garden. Laminate flooring and doors to Bedrooms 1 and 2.

Bedroom 1 is a spacious double room with pitched ceiling and laminate floor. Door to decked Balcony and En-suite Bathroom. The En-suite Bathroom has a 3 piece white suite, comprising larger than average bath with shower over, vanity wash hand basin and low flush WC. Complimentary part tiled walls, Karndean flooring and Velux roof light. Bedroom 2 is another spacious double Bedroom with pitched ceiling and laminate floor, doors to Garden and En-Suite Shower Room. The En-suite has a 3 piece white suite, comprising double shower enclosure, vanity wash hand basin and low flush WC. Attractive part tiled walls, Velux roof light and chrome ladder style radiator.

The outside decked Balcony has access from the Living/Dining Room and Bedroom 1 and is ideal for morning coffee or alfresco dining. Steps down to the Garden and 'Balboa' Hot Tub for 4 people, ideal for relaxation. There is Parking for 2 cars on the gravelled area to the front of the property and a lawned area.

Location: Located just a mile away from the renowned village of Cartmel, this highly desirable and picturesque village is famous for its popular steeplechase meetings, the highly prized L'Enclume restaurant and Sticky Toffee Pudding! The village boasts impressive historic architecture including the 12th Century Priory and Gate House. With Public Houses, Eateries, Coffee Shops, Bistro and a handful of eclectic shops, it is easy to see why the village has gained such a popular reputation.

Allithwaite is located approximately 20 minutes from the M6 motorway and is a similar distance from the foot of Lake Windermere, so is both accessible and convenient for all the South Lakes attractions. The small Edwardian town of Grange over Sands which offers a wider range of amenities is just 5 minutes by car.

To reach the property from Cartmel Village, go past the secondary school and turn left into Cartmel Road. Take the first right and then right again in to 'The Pastures'. Proceed down the hill and take the third left into Meadows End. Herdwick Lodge is found shortly on the left hand side.

What3words - <https://what3words.co.uk/haystack.aunts.unusable>

Accommodation (with approximate measurements)

Entrance Vestibule

Utility Area

Boiler Cupboard/Cloaks

Cloakroom



Kitchen



Living Area



Bedroom 1



Bedroom 2



Bedroom 2 - En-Suite Shower Room



External

Kitchen/Dining Area 19' 7" x 7' 8" (5.97m x 2.35m)

Living Area 19' 7" x 11' 7" (5.97m x 3.53m)

Bedroom 1 13' 2" x 11' 9" (4.01m x 3.58m)

En-suite Bathroom

Bedroom 2 12' 0" x 11' 8" (3.66m x 3.56m)

En-suite Shower Room

Decking 20' 1" x 9' 8" (6.13m x 2.95m)

Services: Mains water and electricity. LPG heating. Shared septic tank drainage.

Tenure: Leasehold. Subject to a 99 year lease dated December 2010. No upper chain Vacant possession upon completion

Note: The property can only be used as a Holiday Let. The site is open 52 weeks of the year.

Management Charges: Site fees as of April 2025 are £5744.38. Calor Gas, electric and water are metered and charged separately.

Material Information: Please note a 10% + VAT surcharge is payable to park upon resale of the lodge.

Business Rates: £365 payable per annum.

Viewings: Strictly by appointment with Hackney & Leigh.

Holiday Letting: Currently let through Hoseasons. We are advised that Herdwick Lodge generates a gross income of £11465 for 2023/2024 and £13734 for 2024/2025.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

Auctioneers Additional Comments: Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.



Bedroom 1



Bedroom 2



Decked Area



Hot Tub



External

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Keith Wright

Viewing Representative

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Viewings available 7 days a week
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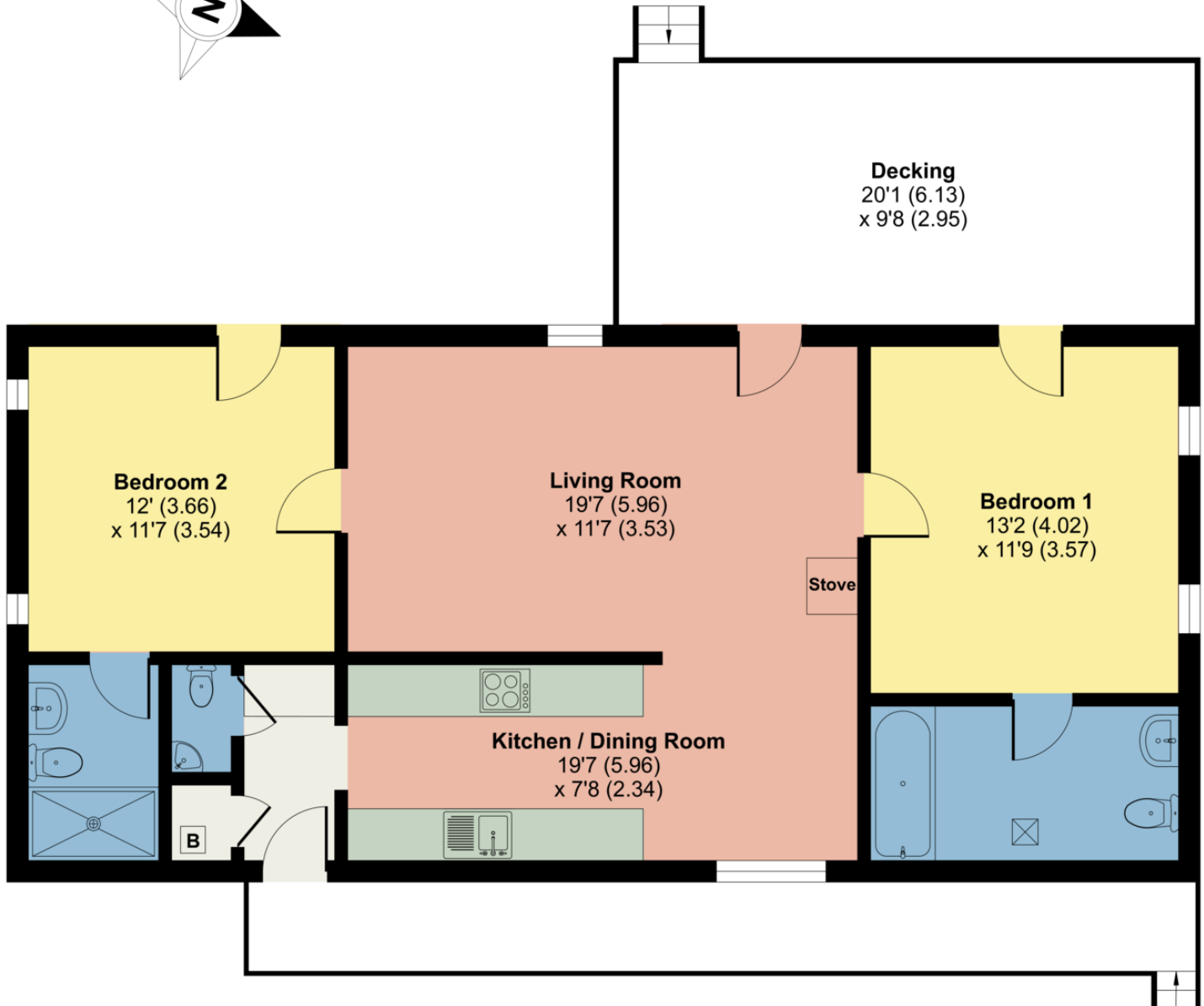
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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

Herdwick Lodge, Meadows End, The Pastures, Templands Lane, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/12/2025.



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