



## Allithwaite

**£695,000**

Bay Hall  
Church Road  
Allithwaite  
Grange-over-Sands  
Cumbria  
LA11 7QG

This outstanding conversion of the former detached Church Hall is a one off! With bright, spacious rooms, luxurious bathrooms and kitchen yet retaining the traditional charm and features of the original building.

Located in the popular and friendly village of Allithwaite with splendid views towards Morecambe Bay. This property will not disappoint and early viewing is highly recommended!

Property Ref: G2605

4

3

2

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Bedroom 2



Bedroom 3



Bathroom

**Location/Description:** Barely recognisable as the former 'Church Hall/Montessori School' having now been skillfully and imaginatively converted with fastidious attention to detail using only quality materials and seamlessly mixing the stunning original features with contemporary, luxurious fixtures and fittings. From the first glimpse this stunning property appeals with external cedar clad wall, anthracite windows, concealed lighting and attractive paving, this property is just as pleasing as internally! This wonderful and unique family home is spacious and light throughout with a warm and inviting feeling. The ample indoor space is complimented perfectly by low maintenance, modern outdoor areas and benefits from wonderful, far reaching views to the rear.

Allithwaite is a popular and friendly village with excellent Primary School, village store and well known pub/restaurant, The Pheasant. Approximately 2 miles from the sought after village of Cartmel with its Michelin starred restaurant and similar from the Edwardian Seaside town of Grange over Sands which provides further amenities such as Medical Centre, Railway Station, Library, Post Office etc. To reach the property proceed from Grange along the Esplanade in the direction of Allithwaite. Upon reaching Allithwaite drop down Holme Lane and and take the second right into Church Road and Bay Hall can be found shortly on the left hand side.

**Accommodation (with approximate measurements)**

The first impression of Bay Hall is impressive. From the brick set parking area the wide stone steps with modern chrome handrails and glass balustrades lead up to the modern, wood effect uPVC front door opening to:-





Lounge

**Entrance Hall** 30' 7" x 5' 1" (9.33m x 1.57m) a spacious, light and welcoming entrance hall with partial full height ceiling and two 'Velux' roof windows, recessed ceiling spot lights, engineered oak floor and oak doors to:-

**Bathroom** a contemporary bathroom with high level, deep set, twin frosted windows. Modern 4 piece white suite comprising low flush WC with concealed cistern, corner shower enclosure, wash hand basin on a matt grey vanity cabinet and attractive, freestanding, doubled ended oval bath. Complementary ceramic floor tiles, recessed ceiling spot lights, grey ladder style radiator and attractive feature tiled wall.

**Bedroom 2** 13' 5" Max x 11' 3" Min (4.09m x 3.45m) a large, dual aspect, double bedroom filled with natural light. Large windows to front and side, the side windows providing a pleasing outlook over roof tops to Morecambe bay.

**Bedroom 3** 16' 11" Max x 11' 1" Max (5.18m x 3.40m) a generously proportioned double bedroom with large deep set window providing similar lovely views to Morecambe Bay.

**Lounge** 18' 0" x 14' 9" (5.51m x 4.50m) a superb room dominated by the wonderful open view through the picture window and sliding French doors with glazed side windows. Feature stone faced chimney breast with inset modern living flame gas fire. Engineered oak flooring. The cosier of the two living spaces yet still larger than most average living rooms!



Lounge



Lounge





Kitchen and Family Room



Kitchen and Family Room



Kitchen and Family Room

**Kitchen/Family Room** 32' 8" x 19' 3" (9.96m x 5.89m) Wow! What a truly magnificent room! Bright and sunny and of grand proportions. The kitchen is furnished with a good range of mid grey shaker style soft close wall and base cabinets complemented by the solid oak work surfaces with 1.5 bowl porcelain sink, integrated dishwasher, Neff oven, microwave and American style larder fridge freezer. Central island with quartz work-surface and 5 burner gas hob. Recessed ceiling spot lights and a continuation of the engineered oak flooring. The superb family space is simply wonderful with vaulted ceiling exposing an array of original beams with feature stone wall with fireplace housing the wood burning stove (not connected). Open to 'minstrels gallery' type view into Bedroom 4. This space would make an impressive formal dining room, additional living space or maybe even both! French doors to rear and several windows to front and rear - the rear providing delightful views! A step down and double, glazed doors open to:-

**Utility** 20' 2" x 5' 8" (6.15m x 1.75m) a large utility with windows to front and rear and wood effect uPVC external door. Double doors to boiler cupboard and a further extensive storage cupboard. Grey base units and 1.5 bowl pale grey sink. Space and plumbing for washing machine and tumble drier. Engineered oak flooring. Door to:-

**Cloaks** with recessed ceiling spot lights, low flush WC with concealed cistern and small square wash hand basin on vanity cabinet.

**From the Hallway** the attractive solid oak staircase leads to:-

**Half Landing** with splendid, full height picture window providing stunning open views to Morecambe Bay. Stairs to main landing and doors to:-





Kitchen and Family Room

**Bedroom 1** 19' 5" x 10' 9" (5.92m x 3.30m) the stunning master bedroom with 2 'Velux' roof windows and French doors with 'Juliet balcony' and wonderful bay views. Hours could be wasted on an easy chair here just being mesmerised by the ever-changing outlook! Sliding frosted glass door to:-

**En-Suite Shower Room** with ceramic tiled floor and 'Velux' roof window. Contemporary suite comprising low flush WC with concealed cistern, square wash hand basin on a vanity cabinet and large shower enclosure with attractive complementary tiling.

**Shower Room** following the same 'theme' as the other bath/shower rooms this one is no less impressive and comprises the same contemporary suite with low flush WC with concealed cistern, square wash hand basin on a vanity cabinet and large shower enclosure with attractive complementary tiling. Ceramic tiled floor.

**Bedroom 4** 18' 9" x 10' 9" (5.74m x 3.28m) a generous 4th double bedroom but a versatile room suitable for a variety of different uses! A library? Large Study? Further lounge? Twin low level 'Velux' windows providing even more breath taking open views. 3 exposed beams but the headline of this room is the superb open 'balcony' (with balustrading and closing double doors) which looks down into the wonderful family room. From this vantage point the sheer size and uniqueness of this room can really be fully appreciated.



Kitchen and Family Room



Utility





Bedroom 1



Bedroom 4



View from Bedroom 4

#### Outside

**Gardens** to the front of the property are two areas of artificial lawn with paved pathways providing ample space for outdoor furniture and pot plants with contemporary glass balustrades. A further side area provides another good sized private paved area - again ideal for relaxing on some outdoor loungers perhaps. The paved pathway leads around to the rear. The rear is relatively private and very low maintenance being paved with gravel border. Ample space to admire the view with a G & T and alfresco dining with access from either the lounge or kitchen. Enclosed with low stone wall and pleasing open outlook to Morecambe bay. Towards the end there is a step up and a good sized storage shed.

**Parking** parking is provided for 2 vehicles on the brick set area at the front of Bay Hall.

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

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

**Council Tax:** Band TBC - South Lakeland District Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.





Rear



# Bay Hall, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 2432 sq ft / 225.9 sq m

Limited Use Area(s) = 75 sq ft / 7 sq m

Total = 2507 sq ft / 232.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2021. Produced for Hackney & Leigh. REF: 795824

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