

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Allithwaite

£495,000

Hill Royd, Jack Hill, Allithwaite, Grange-over-Sands,
Cumbria, LA11 7QB

Wow, those views!!!! A fabulous opportunity to view this well positioned 3 Bedroom Detached Bungalow with potential to convert the loft (subject to planning) sat on a spacious, elevated sunny site with spectacular views over the surrounding countryside towards Morecambe Bay and the Furness peninsula beyond.

The spacious accommodation comprises Entrance Vestibule, Breakfast Kitchen, Dining Hall, Lounge, Conservatory, 3 Bedrooms and Wet Room. Outside there is a Detached Garage, Ample Parking Gardens and Woodland.

Quick Overview

3 Bedroom Detached Bungalow
3 Reception Rooms - 1 Wet Room
Village Setting
Scope to convert the loft (subject to planning)
Sunny position
Garage and Parking
Lovely tiered garden with pond and woodland
Exceptional views
No upper chain
Superfast Broadband speed 73 Mbps available*



3



1



3



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73 Mbps



Garage & Off
Road Parking

Property Reference: G2684



Driveway



Patio & Garden



Lounge



Breakfast Kitchen

Description: Hill Royd is a spacious and sunny Detached Bungalow which occupies an elevated position making the most of the superb views over open fields looking towards Morecambe Bay. The property has great internal space and could be adapted to meet modern day tastes but provides an exciting opportunity for those wishing to put their own stamp on a home and to choose a layout and configuration that would work for them.

The front of the property is approached via the gated access with parking for 3-4 cars on the driveway plus garage and useful garden store. The side Entrance Vestibule with cloaks cupboard off leads directly in to the well proportioned Breakfast Kitchen with a good range of medium oak style wall and base units with complementary worktops and inset stainless steel sink unit. There is an integrated fridge (inoperative) and Neff washing machine, a gas cooker point with Neff cooker hood over and an attractive inglenook fire place which incorporates the Waterford gas stove. There is access to the loft which could have scope to create additional living space (subject to the relevant planning permissions) which is part boarded and houses the Valliant gas central heating 'combi' boiler. From the Kitchen a door leads to the spacious central Hall/Dining area with access to all rooms. The light and airy Lounge with picture window has fabulous views over Flookburgh plains to Morecambe Bay and beyond. There is an open fire within the original fireplace. The Dining Hall also gives access to the Conservatory with is 'P' shaped and uPVC double glazed which was a wonderful addition to the property and makes the most of the panoramic views.

The Bedrooms are all well proportioned rooms and have garden views. To complete the picture internally there is a Wet Room with WC and wash hand basin with complimentary tiled walls.

Outside the tiered garden gives access to a truly outstanding plot which incorporates ponds, sunny patio areas which are ideal for outdoor dining or just looking at the fabulous vista, lawned areas with a path to a small woodland area and a summer house (in need of general repair). To the rear aspect steps lead to a gravelled path which is elevated with plenty of seating areas to sit and admire the views.

Location: Situated on the edge of this lovely semi-rural village with panoramic views over the surrounding countryside towards Morecambe Bay and the Furness peninsula. There is a well established public house close-by with the local Primary School, Playground and Playing Fields approx half a mile away. Approx 2 miles away is either 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! To reach the property proceed out of Grange in the direction of Allithwaite. Go through Allithwaite and turn left by The Pheasant Inn and proceed up Jack Hill. Hill Royd is a short way along on the right hand side.

Accommodation (with approximate measurements)

Entrance Vestibule

Breakfast Kitchen 12' 11" x 11' 11" (3.94m x 3.63m)

Hall/Dining Room 16' 3" max x 8' 4" max (4.97m max x 2.56m max)

Conservatory 22' 9" x 12' 9" max (6.93m x 3.91m max)

Lounge 15' 2" x 13' 8" (4.62m x 4.17m)

Bedroom 1 13' 3" x 11' 5" (4.04m x 3.48m)



Kitchen



Lounge



Dining Hall



Bedroom 1



Bedroom 2



Bedroom 3

Bedroom 2 13' 0" x 11' 1" (3.96m x 3.38m)

Bedroom 3 11' 1" x 8' 9" (3.38m x 2.67m)

Wet-room

Detached Garage 21' 1" x 12' 8" (6.43m x 3.86m)

External Store Room

Services: Mains water, electricity and gas. Shared septic tank drainage with Stone Edge. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 02.08.22 not verified.

Council Tax: Band D - South Lakeland District Council.

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

What3words: <https://what3words.com/escorting/bleat/measures>

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1000 - £1100 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Notes:



Conservatory



Garden



View



Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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Jack Hill, Allithwaite, Grange-Over-Sands, LA11

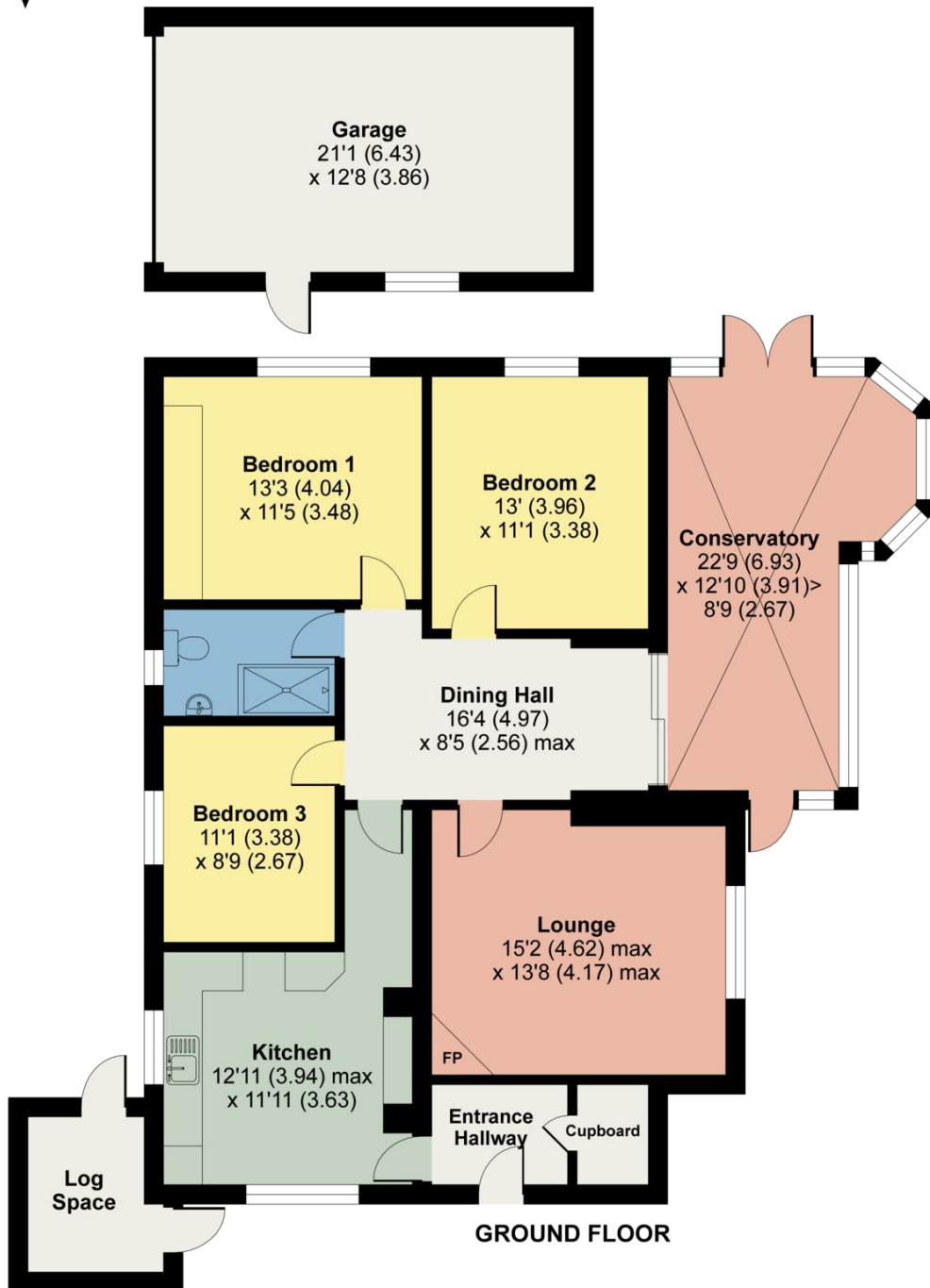
Approximate Area = 1339 sq ft / 124.4 sq m

Garage = 268 sq ft / 24.9 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1658 sq ft / 154 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 882844

A thought from the owners - This is a very light, bright place to live with wonderful views

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