

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Allithwaite

£480,000

Minden, Wart Barrow Lane, Allithwaite, Grange-over-Sands,  
Cumbria, LA11 7RA

Location, plot, views!

Minden is a detached bungalow on a sizeable plot with a high level of privacy and wonderful views! The property itself now offers exciting potential for refurbishment and/or extension (subject to relevant consents).

Comprising Hallway, Lounge, Kitchen, Utility Porch, 3 Double Bedrooms, Bathroom, Loft, Garage, sizeable Gardens and Parking.

### Quick Overview

3 Bedroom detached Bungalow  
1 Reception 1 Bathroom  
Edge of village location  
Large plot  
Superb views  
Popular village location  
Potential to improve/develop  
Good level of privacy  
Garage and Parking  
Superfast 80mbps broadband



3



1



1



D



80 Mbps



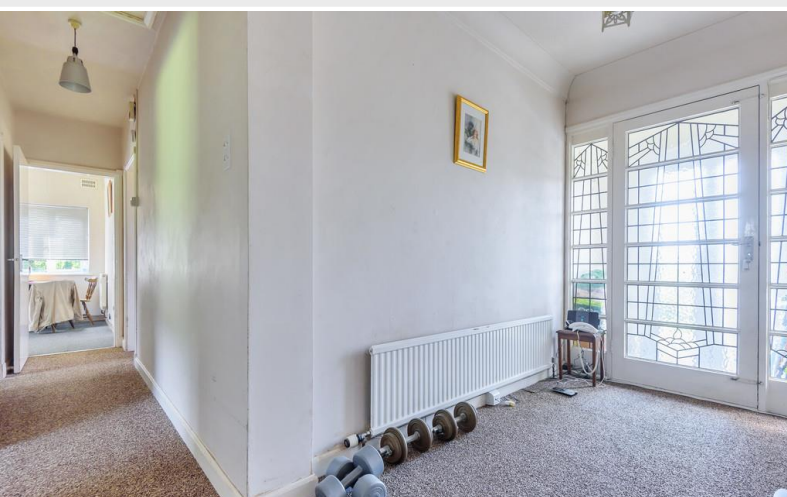
Garage &  
Parking

Property Reference: G2677





External



Hallway



Lounge



Kitchen

**Description:** With huge sentimental value to the current vendor who has lived here for over 50 years ago, Minden has been a much loved family home. It is now fair to say that this property would benefit from some upgrading to bring it inline with expectations of today's modern buyer.

The bungalow itself offers great potential with spacious gardens to all sides. The views are impressive and far reaching with Coniston Old Man in the background. The opportunities that come along with this property are very exciting indeed and it will make an enviable home whether you decide to update, extend or redevelop.

The double glazed front doors open to the porch with the original external door (with attractive leaded glass) which opens to the 'L' shaped Hallway which is spacious and gives access to the loft via a pull down ladder, which is part boarded, has power and light and consists of essentially two rooms. One with window. Ideal for further development (subject to the relevant permissions).

The kitchen enjoys a rear aspect and is well proportioned with the original cabinets and stainless steel sink and provides access to the utility and side porch and integral access to the garage. The lounge has a dual aspect and super, far reaching views with Coniston Old Man and the Lakeland Fells in the background. Excellent wood burning stove on a slate hearth.

There are 3 bedrooms the main bedroom is currently being utilised as a home office, but would make a lovely double bedroom with dual aspect which provides far reaching views and original tiled fireplace. Bedroom 2 is a good sized room with pleasing rear aspect. Bedroom 3 is a cosy double with similar rear aspect and original built in furniture. The Bathroom has the original pink suite comprising low flush WC, pedestal wash hand basin and bath with shower attachment over.

Outside the large gardens wrap around the property with the main portion to the rear which consists largely of level lawn with some rockery planting and a variety of productive apple trees. Large shed which is now in a poor state of repair and small 'greenhouse'. The front has a smaller level lawn, rockery plantings and parking for 2/3 vehicles. Outside WC.

**Location:** Sitting on the very edge of the popular village of Allithwaite, Minden benefits from a peaceful, tranquil and private location. Within walking distance of the excellent primary school and popular village public house, The Pheasant. A longer walk (or a short drive) and you will find yourself in 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 the fine dining and pubs and home to the famed steeplechase meetings and sticky toffee pudding!

To reach the property travel westwards from Grange over Sands in the direction of Allithwaite. Upon reaching the village turn right into Church Road. Go past the Primary School on the left take the next right turn into Wartbarrow Lane. Minden is the last property on the right hand side.





Lounge



Kitchen





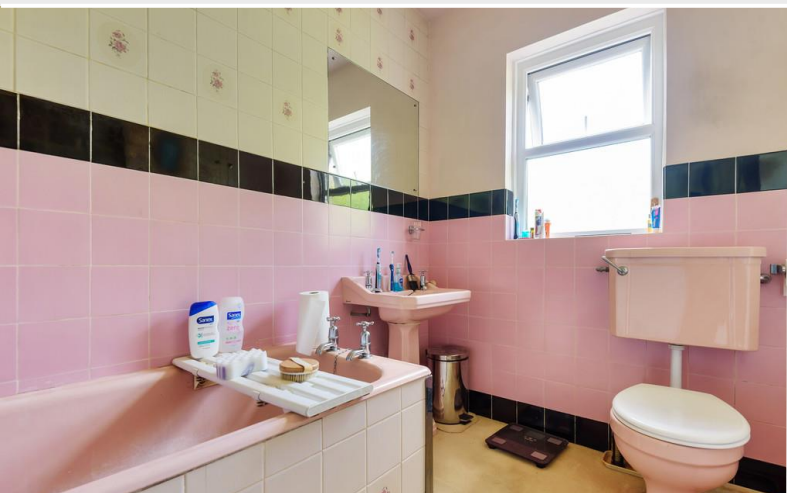
Kitchen



Bedroom 1



Bedroom 3



Bathroom

Accommodation (with approximate measurements)

Entrance Hall

Lounge 15' 0" x 11' 10" (4.57m x 3.61m)

Kitchen 12' 3" x 9' 10" (3.73m x 3m)

Utility Porch

Bedroom 1 11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom 2 12' 4" x 10' 11" (3.76m x 3.33m)

Bedroom 3 9' 10" x 8' 11" (3m x 2.72m)

Bathroom

Integral Garage 17' 10" x 15' 8" (5.44m x 4.78m)

**Services:** Mains electricity, gas and water. Septic tank drainage. Gas central heating to radiators. (Boiler 2 years old)

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 27th June 2002 - not verified.

**Council Tax:** Band D. South Lakeland District Council.

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

**What3Words** <https://what3words.com/courtyard.breaches.drape>

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

**Viewing Notes:**





Bedroom 2



Garden





Views



Garden

Request a Viewing Online or Call 015395 32301



## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301  
markhadwin@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



### Julie Bland

Sales Team

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Julie Mason

Viewing Team

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
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online.



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# Wart Barrow Lane, Allithwaite, Grange-Over-Sands, LA11

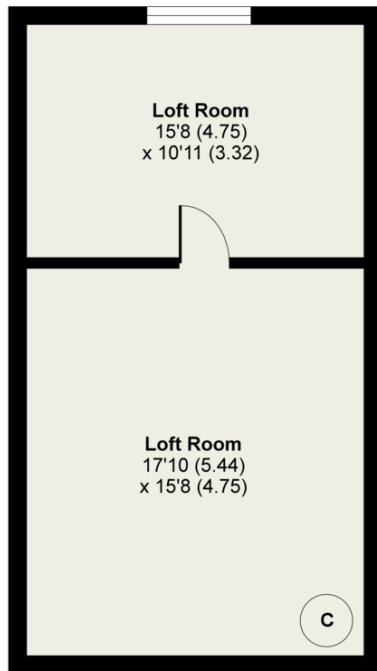
Approximate Area = 1089 sq ft / 101.2 sq m (includes garage)

Loft = 459 sq ft / 42.6 sq m

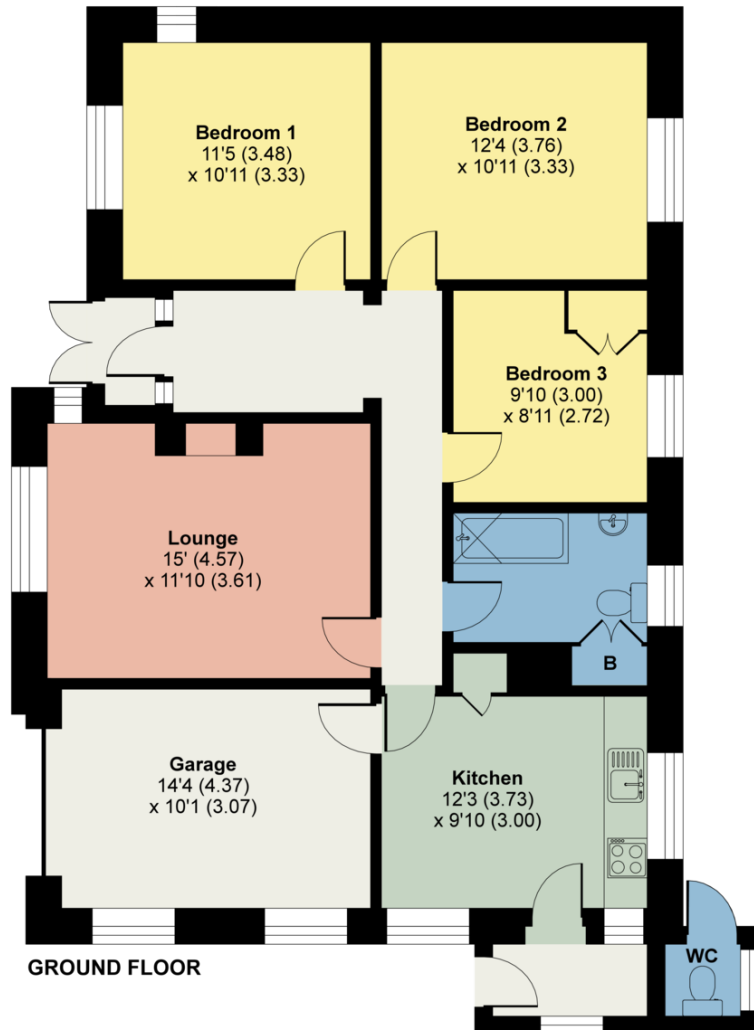
WC = 12 sq ft / 1.1 sq m

Total = 1560 sq ft / 144.9 sq m

For identification only - Not to scale



LOFT



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 867991

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