

## Allithwaite

**£750,000**

Bramble How, Boarbark Lane, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QU

Wow, Bramble How.... What can we say?!

If you are looking for a spacious, sprawling, well presented detached bungalow in a beautiful and peaceful setting with attractive grounds and outbuildings then look no further! Bramble How offers all of the above in spades!

Comprising Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Bathroom, 4 Double Bedrooms (2 En-Suite and the Master with his and hers walk in wardrobes)! Integral Double Garage, Further Garage with attached Car Port and Workshop, Terrace, Superb Gardens and Summer House.

### Quick Overview

Detached Bungalow, 4 Double Bedrooms

2 Receptions 3 Bathrooms

Edge of a popular Village

Lovely Country & Woodland Views

Outbuildings

Extensive Gardens

Tranquil Location

Neatly presented throughout

Private Driveway, Parking and 3 Garages

Superfast Broadband speed 46 mbps available\*



4



3



2



E



46 Mbps



Garaging &  
Ample Parking

Property Reference: G2735



Lounge



Dining Room



Kitchen



Kitchen

**Description** The first impressive thing about this property is the approach. The lovely sweeping driveway delivers you to the central pond, terrace and finally the front door. Bramble How is a wonderful, spacious, light and versatile, detached bungalow that will appeal to many different buyers. The expansive property itself is surrounded by approximately  $\frac{1}{2}$  an acre of grounds and has several outbuildings - ideal for a car enthusiast perhaps or those keen on DIY!

Initially built in 1985 and extended in 2004 the property could easily be split to accommodate a dependent relative if so desired. Everything about this lovely home is large and airy. Large rooms, large windows, large grounds, large garage - you get the picture! Space? You certainly won't need more - inside or outside!

Tucked away peacefully in a tranquil, green and leafy corner on the edge of the village, with pleasing, calming views from almost every window, views that in the winter extend right down to Humphrey Head and the Morecambe Bay Estuary.

From the driveway and terrace, the main front door opens into the spacious and light 'L' shaped Hallway which has a large Cloaks Cupboard, several windows and even patio doors in the 'Bedroom wing'. Double, glazed doors lead into the Lounge. A most impressive Lounge with excellent proportions and superb triple aspect from the large picture windows, enjoying views both over neighbouring countryside and your very own landscaped gardens and grounds. There is a lovely open fire set into a slate surround and corniced ceiling. Patio doors lead to the lovely front Terrace. The formal Dining Room is also well proportioned with a rear aspect, twin windows and access to the Kitchen.

The large, square Kitchen can also be accessed from the Hallway and benefits from front and rear views into the garden. The Kitchen is furnished with an extensive range of 'oak'? 'Keller' wall and base cabinets with contrasting cream work surface, neutral wall tiling and 'Karndean' flooring.  $1\frac{1}{2}$  bowl sink unit and integrated, dishwasher oven, microwave and induction hob with extractor over. Central island with attached dining table and recess for large American style fridge freezer (available by separate negotiation). Off the Kitchen is the Utility/Boiler Room, with floor to ceiling storage, sink, plumbing and space for washer and dryer and a continuation of the kitchen cabinets. Door to Separate WC and access to the Double Garage.

The 'Bedroom Wing' is home to a family Bathroom with 3 piece suite and 4 Double Bedrooms, 3 with pleasing views to the rear, one with en-suite and two with recessed wardrobes. The spacious Master Suite is situated at the end of the Hallway with a dual aspect and enjoys views into the front and side gardens. There is of course an En-Suite Shower Room and two, his & hers, walk-in wardrobes!

Outside is certainly no less impressive! To the front is a delightful, sunny terrace which provides an inviting and peaceful spot to enjoy some outdoor dining, a glass of wine or two or simply the super surroundings. No need to cool indoors on a hot summers day as shade is provided by the electronic awning!

The beautiful grounds amount to approx  $\frac{1}{2}$  an acre bordering open fields and offer peace and tranquility. To the front is an attractive, slightly sunken garden with some delightful, well established, mature plants and shrubs. There is a central, well established pond with waterfall, teeming with wildlife surrounded by some rockery style



Lounge



Kitchen



Terrace and Garden



Bedroom 2



Bedroom 3



Bathroom

plantings and beautiful miniature red maple. Through the electronic gates is a further large expanse of lawn which has a wide pathway with attractive and colourful rockery style plantings plus an orchard with some very productive fruit trees including apple, pear, plum and flowering cherry with a sweet summer house at the bottom to relax in! The rear is well stocked with mature shrubs and has a lovely private outlook into next doors, very well manicured field!

In terms of outbuildings there is a large, timber structure with, garage, central car port and garage and workshop, all with power and light. Small Potting Shed/Greenhouse.

**Location** Boarbark Lane is a very desirable, semi rural location on the outskirts of the popular and friendly village of Allithwaite which has an excellent Primary School, highly regarded Public House/Restaurant - The Pheasant Inn, Village Hall and Playing Fields. Location around 5 minutes by car from the larger town of Grange over Sands with Medical Centre, Railway Station, Library, Post Office, Cafes, Shops and Tea Rooms. Just over the hill is the historic village of Cartmel famous for 'Cartmel Races', Sticky Toffee Pudding and 'L'Enclume Restaurant!

Approximately 20 minutes from the M6 Motorway and the base of Lake Windermere, Bramble How is extremely well placed.

To reach the property from Grange-over-Sands centre, take the main road (Westwards) towards Allithwaite. As you enter the village, drop down Holme Lane and turn right into Church Road. Take the 2nd turn left into Vicarage Lane and follow the road around to the left into Boarbark Lane. Take the first left and then immediately right, proceed up the hill and take the first right and Bramble How is the second property on the left.

#### Accommodation (with approximate measurements)

##### Entrance Hall

**Lounge** 18' 9" x 18' 4" (5.72m x 5.61m)

**Dining Room** 14' 6" x 11' 10" (4.42m x 3.63m)

**Kitchen** 17' 5" x 14' 9" (5.33m x 4.52m)

**Utility Room** 13' 5" x 8' 0" (4.09m x 2.46m)

##### Separate WC

**Master Bedroom** 16' 6" x 12' 5" (5.05m x 3.81m)

##### En-Suite

**Walk-in Wardrobe 1**

**Walk-in Wardrobe 2**

**Bedroom 2** 13' 5" x 13' 5" (4.09m x 4.09m) Max

##### En-Suite

**Bedroom 3** 13' 3" x 12' 11" (4.04m x 3.94m) Max

**Bedroom 4** 12' 11" x 10' 9" (3.96m x 3.30m)

**Integral Double Garage** 19' 7" x 15' 10" (5.97m x 4.83m)

**Workshop** 17' 10" x 15' 1" (5.44m x 4.60m)



Master Bedroom



Bedroom 2



Garden



Double Garage



**Car Port** 11' 5" x 8' 2" (3.50m x 2.49m)

**Single Garage** 17' 10" x 11' 8" (5.44m x 3.58m)

**Potting Shed** 9' 8" x 7' 6" (2.95m x 2.31m)

**Summer House** 9' 10" x 8' 11" (3.02m x 2.72m)

**Services:** Mains electricity and water. Oil fired central heating. Septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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

\*Checked on <https://checker.ofcom.org.uk/> 24.1.23 not verified

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

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

**What3words** <https://what3words.com/repeat.mascot.workshop>

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1500 – £1600 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## Meet the Team

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# Bramble How, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 2395 sq ft / 222.4 sq m

Garage = 311 sq ft / 28.8 sq m

Outbuilding = 828 sq ft / 76.9 sq m (includes garage)

Total = 3534 sq ft / 328.3 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). ©nchecom 2023.  
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