

Allithwaite

£495,000

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

Immaculately presented this delightful detached bungalow sits on a generous plot on the outskirts of the popular village of Allithwaite.

Comprising Porch, Hallway, generous Lounge, Dining Room, super Conservatory, Kitchen, Shower Room, 2 Double Bedrooms (1 En-Suite), Utility Porch, integrated Garage, Parking and superb Gardens to the front and rear. Internal inspection a must.

Quick Overview

Detached Bungalow - 2 Bedrooms
 3 Reception Rooms - 1 Shower Room
 Edge of Village location
 Generous well tended Garden
 Garage and Parking
 Enviaible quiet location
 Modern Kitchen and Shower Room fittings
 Gas central heating - Double glazed
 Superfast Broadband speed 80mbps available*



2



1



3



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80m Mbps



Garage and
Parking

Property Reference: G2796



External



Lounge



Dining Room



Conservatory

Location Allithwaite is a popular friendly village with excellent Primary School and Public House, approximately 1.5 miles to the larger town of Grange over Sands with wider range of amenities including Medical Centre, Post Office, Library and Railway Station. The popular historic village of Cartmel and a 'gastronomic delight' is also only 1.5 miles away.

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 and take the next right turn into Wartbarrow Lane and Polvellan can be found shortly on the right hand side. This detached true bungalow really is a find.

Description From the unusual arch top, uPVC glazed double doors lead into the Entrance Porch with door to Entrance Hall which is a warm and welcoming Hallway with useful cloaks cupboard, loft hatch and doors to all rooms. The Loft has potential for conversion (subject to the relevant permissions). The Lounge is a generously proportioned with a dual aspect. The bow window with display sill to front looks into the private front garden with views to the Lakeland Fells in the distance. The attractive wood burning stove is on a slate hearth with oak beam over. Bi-Folding doors lead to the Dining Room with ample space for dining furniture. uPVC double doors lead to the Conservatory with windows to all sides enjoying the splendid garden views and open country views beyond. A lovely space to enjoy your morning coffee! Also from the Dining Room a door leads to a super Kitchen with contemporary two-tone cabinets, modern grey shaker style base units with contrasting oak above. High gloss grey 'subway' tiles and complementary work surface incorporating the black, deep square 1½ bowl sink with brushed steel mixer tap. Cannon electric oven with cooker hood over and integrated dishwasher and fridge. Kick-board heater and large rear window with super outlook into the garden with country views beyond. The Utility Room with side entrance to the garden has plumbing for washing machine and space for tumble dryer.

Bedroom 1 is a spacious Double Bedroom with bay window with views in to the front garden. The En-Suite has a 2 piece white suite comprising low flush WC, wash hand basin on vanity unit and complementary tiling. Bedroom 2 is another well proportioned room to the rear with views into the garden towards Wartbarrow. The Shower Room is lovely with tasteful 'stone' wall and wood effect floor. Frosted window to rear. White suite comprising low flush WC, wash hand basin and double shower enclosure. Wall mounted cabinet and chrome heated towel rail.

The integral Garage has an internal door from the Kitchen, has double wooden doors and houses the wall mounted Worcester gas central heating boiler. Power and light.



Lounge



Dining Room



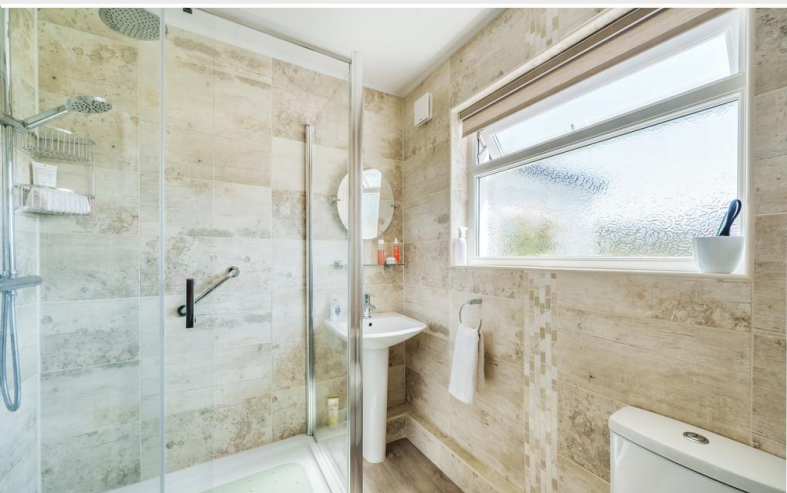
Kitchen



Bedroom 1



Bedroom 2



Shower Room

The gardens with this property are as pristinely kept as the inside! To the front of the property is a semi-circular area of well tended level lawn with mature hedge border giving lots of privacy and a paved path. Gated access either side to the rear garden which is equally as well looked after! The rear garden is generous with level lawn, paved patios and decked seating area. Granite pathways, Useful shed, rockery plantings, established shrubs and wonderful open views - this garden really is a joy.

Accommodation (with approximate measurements)

Entrance Hall

Lounge 15' 1" into bay x 13' 3" (4.61m into bay x 4.06m)

Dining Room 13' 4" x 9' 11" (4.06m x 3.02m)

Conservatory 13' 6" max x 12' 0" (4.14m max x 3.67m)

Kitchen 12' 9" x 8' 8" (3.89m x 2.64m)

Utility 9' 9" x 4' 11" (2.97m x 1.5m)

Bedroom 1 13' 5" into bay x 13' 4" (4.09m into bay x 4.06m)

Bedroom 2 12' 4" x 11' 11" (3.76m x 3.63m)

Bathroom

Garage 16' 0" x 9' 0" (4.88m x 2.74m)

Garden Shed 9' 9" x 7' 7" (2.97m x 2.31m)

Services Mains electricity, gas and water. Septic tank drainage. Gas central heating to radiators.

Tenure Freehold. Vacant possession upon completion

Council Tax Band D. Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Grange Office

What3words:

<https://what3words.com/purchaser.scanty.skinning>

Residential Lettings If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 - 875 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Conservatory



Kitchen



Bedroom 1



Rear Garden



Loft Room

Viewing Notes:

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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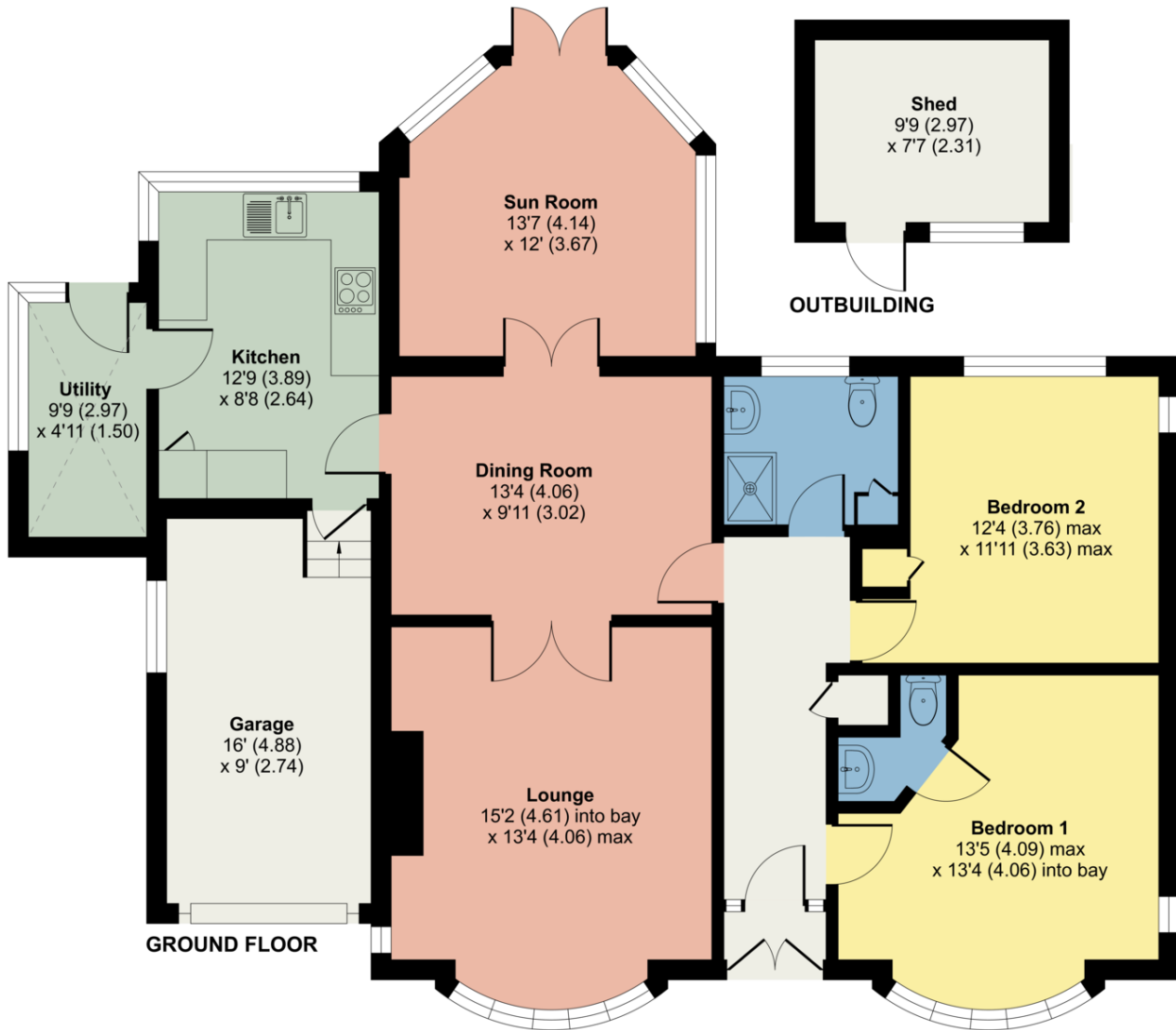
Wart Barrow Lane, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 1260 sq ft / 117 sq m (includes garage)

Outbuilding = 74 sq ft / 6.8 sq m

Total = 1334 sq ft / 123.8 sq m

For identification only - Not to scale



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