



## Allithwaite

£375,000

Greenway, Cartmel Road, Allithwaite, Grange-over-Sands,  
Cumbria, LA11 7QZ

A traditional 1930's Semi-Detached House with larger than average outside space, scope to extend and pleasing country views in the popular and friendly village of Allithwaite.

Comprising Hallway, Sitting Room, Dining/Kitchen, Garden Room, Cloakroom, 3 Bedrooms, Bathroom, Double Garage, Gardens and Parking.

### Quick Overview

Semi Detached - 3 Bedrooms  
2 Reception Rooms - 1 Bathroom  
Village Location  
Pleasing country views  
Generous Outdoor Space  
Scope to extend  
Terrace over Double Garage  
Gardens  
Parking with electric charging point  
Superfast Broadband speed 80mbps available\*



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80 Mbps



Double Garage  
and Parking

Property Reference: G2839



Sitting Room



Dining Kitchen



Kitchen



Cloakroom

**Description** Greenway is a traditionally built 1930's Semi-Detached House with delightful open country views to the front - in fact, pleasing views all around! Arranged over two floors in a sensible and practical layout, typical of the period but with excellent alterations to the rear of the property creating extra useable space. The plot is larger than average and does offer the possibility of extensions if required (subject to relevant planning consents).

The Kitchen and Dining Room have been merged into one and a large Garden Room has been added which provides lots of natural light and charming country views. This space is very versatile and suited for a variety of different uses. Currently used as a Reception Room with a Utility Area and Cloakroom off.

This property will have a broad appeal and viewing is recommended.

The attractive, double, arched uPVC glazed front doors open into the useful Porch - an ideal area for wellingtons and coats, with a step up and wonderful original, half stained glass door into the Hallway.

The Hallway has a side window, large under-stairs cupboard with window, half height wall panelling, engineered oak flooring and period doors to the Reception Rooms. The Sitting Room is located to the front and has a charming bay window providing super, far reaching views of the Cartmel Valley towards the Lakeland Fells.

The Kitchen area has a side window and is furnished with a range of shaker style, mid blue wall and base cabinets with large breakfast bar and contrasting work surface, deep sink, electric oven, ceramic hob and space for fridge freezer and dishwasher. The Dining Area has ample space for table and chairs and an open square archway through to the good sized Garden Room which runs the whole width of the property and provides a lovely space to relax in and enjoy the garden views. There is also a Utility area and Cloakroom with WC and wash hand basin. External door. With the exception of the Sitting Room the attractive engineered oak floor runs throughout the downstairs.

Upstairs are 2 well proportioned Double Bedrooms one with front and one rear aspect - both with pleasing views. The large single Bedroom also has a lovely front aspect. The Bathroom is of very generous proportions and comprises WC, bath with shower over and pedestal wash hand basin.

Outside there is a Double Garage with up and over door. The roof of the Garage is at Garden level and has been decked and balustraded ideal for outdoor dining, taking in the views down the valley.

The Front Garden has a small area of lawn with pathway to the front door. A wide pathway to the side gives access to the Side and Rear Garden. Mainly laid to lawn for ease these Gardens provide ample space for a growing family and definitely a football or two! Parking is provided (with electric charging point) for 2 vehicles in front of the Garage.

**Location** Located just on the outskirts of the popular village of Allithwaite, Greenway enjoys some lovely views over the Cartmel Valley and to Hampsfell. Within easy 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



Sitting Room



Dining Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Dining Area

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 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 and church. Greenway is the last Semi-Detached house on the left hand side.

**Accommodation (with approximate measurements)**

Porch

Hallway

Sitting Room 13' 11" into bay x 12' 1" max (4.24m into bay x 3.68m max)

Dining/Kitchen 19' 6" max x 13' 5" max (5.94m max x 4.09m max)

Garden Room 17' 4" max x 9' 10" max (5.28m max x 3m max)

Cloakroom

Bedroom 1 14' 2" into bay x 11' 0" (4.32m into bay x 3.35m)

Bedroom 2 13' 5" x 11' 0" (4.09m x 3.35m)

Bedroom 3 7' 9" x 7' 1" (2.36m x 2.16m)

Bathroom

Garage 18' 8" x 17' 0" (5.69m x 5.18m)

Garden Terrace 18' 8" x 17' 0" (5.69m x 5.18m)

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

Tenure: Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 15.9.23 not verified

Council Tax: Band D. Westmorland and Furness Council.

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

What3words: <https://what3words.com/deprives.stickler.amazed>

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 £875 - £900 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Kitchen Area



Garden Room



Rear Aspect



Patio and View

Request a Viewing Online or Call 015395 32301

## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

grangesales@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



### Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



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

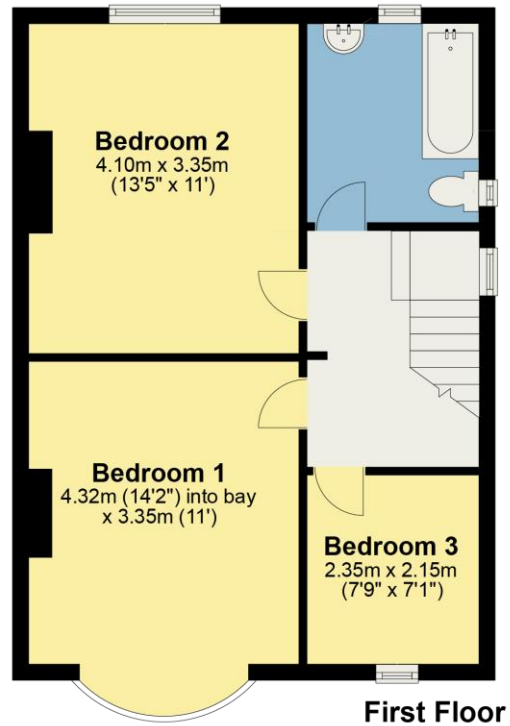
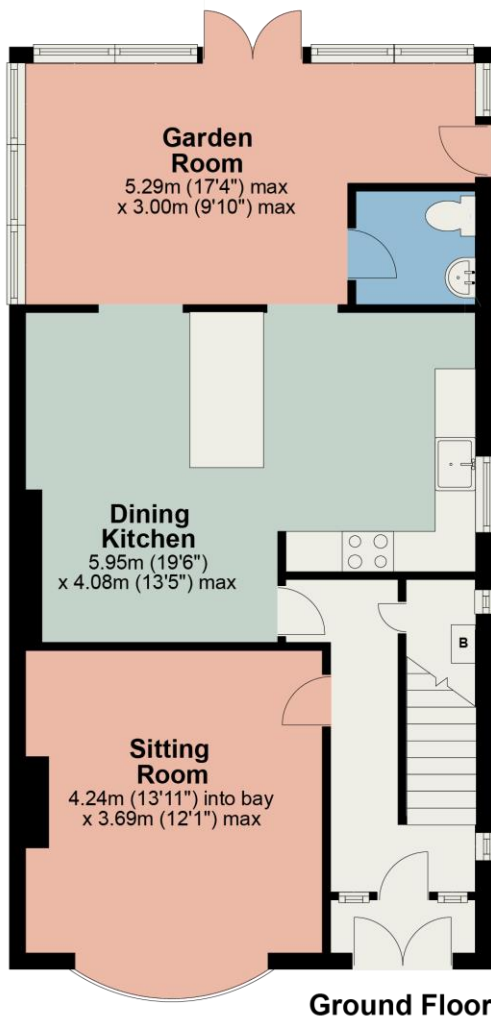
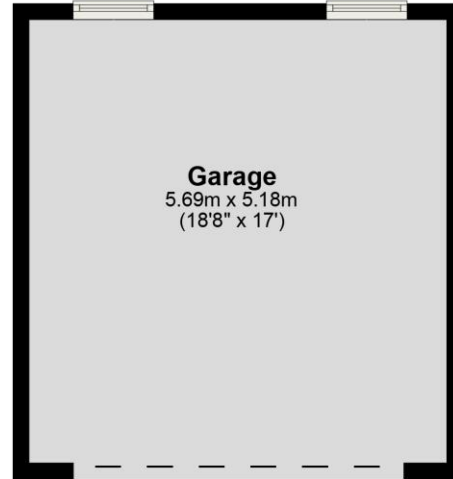
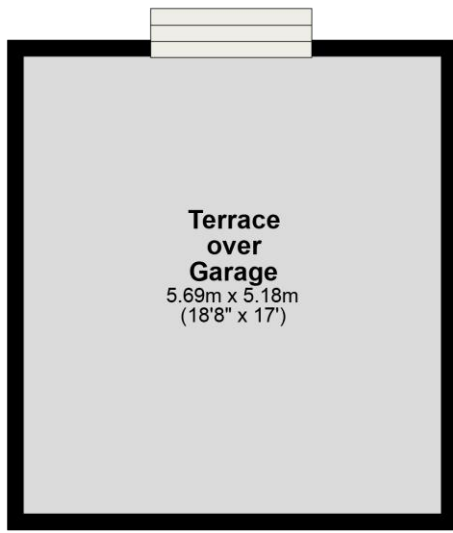


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Total area: approx. 167.1 sq. metres (1798.3 sq. feet)

A thought from the owners - Greenway is a fantastic family home, a great location in a lovey village and you will never tire of the amazing views.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/09/2023.

Request a Viewing Online or Call 015395 32301