



1 Boarbank Farm, Allithwaite  
£230,000





## 1 Boarbank Farm

Allithwaite, Grange-Over-Sands

A delightful well-proportioned ground floor apartment situated in a tranquil setting on the cusp of the Lake District National Park boundary. It is conveniently placed for both Cartmel village and Grange-over-Sands. Cartmel village is approximately 1.5 miles away and offers the historic Priory Church, pubs, renowned L'Enclume restaurant and Racecourse. Grange-over-Sands is approximately 2.5 miles away and provides a post office, library and a wide variety of individual shops, together with Railway Stations at Kents Bank and Grange.

The beautifully presented accommodation, which has many character features, briefly comprises a sitting room, kitchen, dining room, two double bedrooms and a family bathroom. The property benefits from gas central heating.

Outside there is a gated patio garden together with off road parking.



- NO CHAIN
- Spacious open plan dining and living space
- Ground floor apartment
- Off road parking
- Modern bathroom with bath and shower
- Located in a tranquil area
- Integrated storage

### **EPC RATING C**

### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### **COUNCIL TAX:BAND TBD**

### **TENURE:FREEHOLD**

### **DIRECTIONS**

Leave Grange-over-Sands on the B5277 Allithwaite Road. Turn right in to Locker Lane and proceed to turn left in to Boarbank Lane. Turn right signposted Boarbank Hall and take the first right to Boarbank Farm with number one being on the left hand facing ground floor.

**WHAT3WORDS:**widet.jiggle.different.







## GROUND FLOOR

### SITTING ROOM

16' 8" x 14' 8" (5.08m x 4.46m)

Both max. Three double glazed windows with fitted blinds, two radiators, wood flooring.

### KITCHEN

12' 9" x 9' 8" (3.88m x 2.94m)

Both max. Single glazed window, good range of base and wall units, sink, integrated oven, hob, extractor/filter over, space for fridge freezer, space for dishwasher, plumbing for washer dryer, tiled splashback, wood flooring.

### DINING ROOM

17' 11" x 9' 5" (5.46m x 2.87m)

Both max. Double glazed door, double glazed sliding door, radiator, stone features, recessed spotlights, wood flooring.

### HALLWAY

13' 7" x 10' 0" (4.15m x 3.05m)

Both max. Single glazed door, fitted cupboard, wood flooring.

### BEDROOM

14' 5" x 9' 2" (4.39m x 2.79m)

Both max. Two single glazed windows, radiator, wood flooring.

### BEDROOM

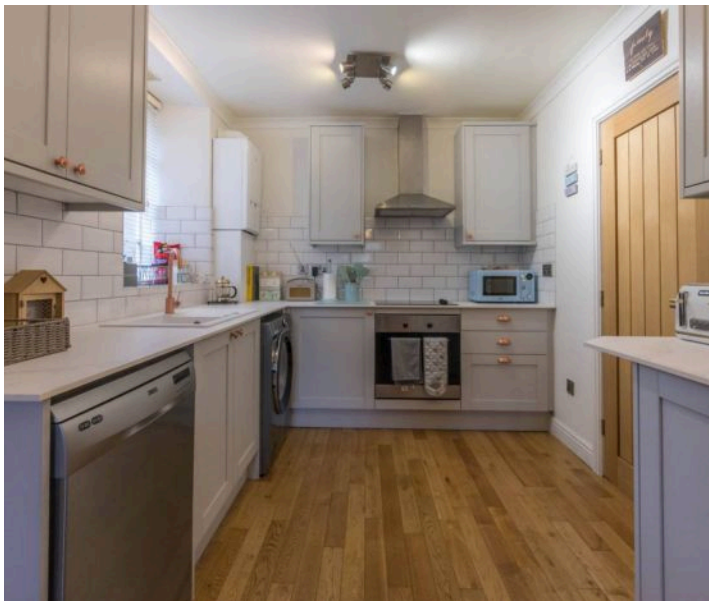
10' 11" x 10' 5" (3.34m x 3.18m)

Both max. Two double glazed windows, radiator, wood flooring.

### BATHROOM

8' 4" x 5' 2" (2.55m x 1.57m)

Both max. Radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls, extractor fan, tiled flooring.







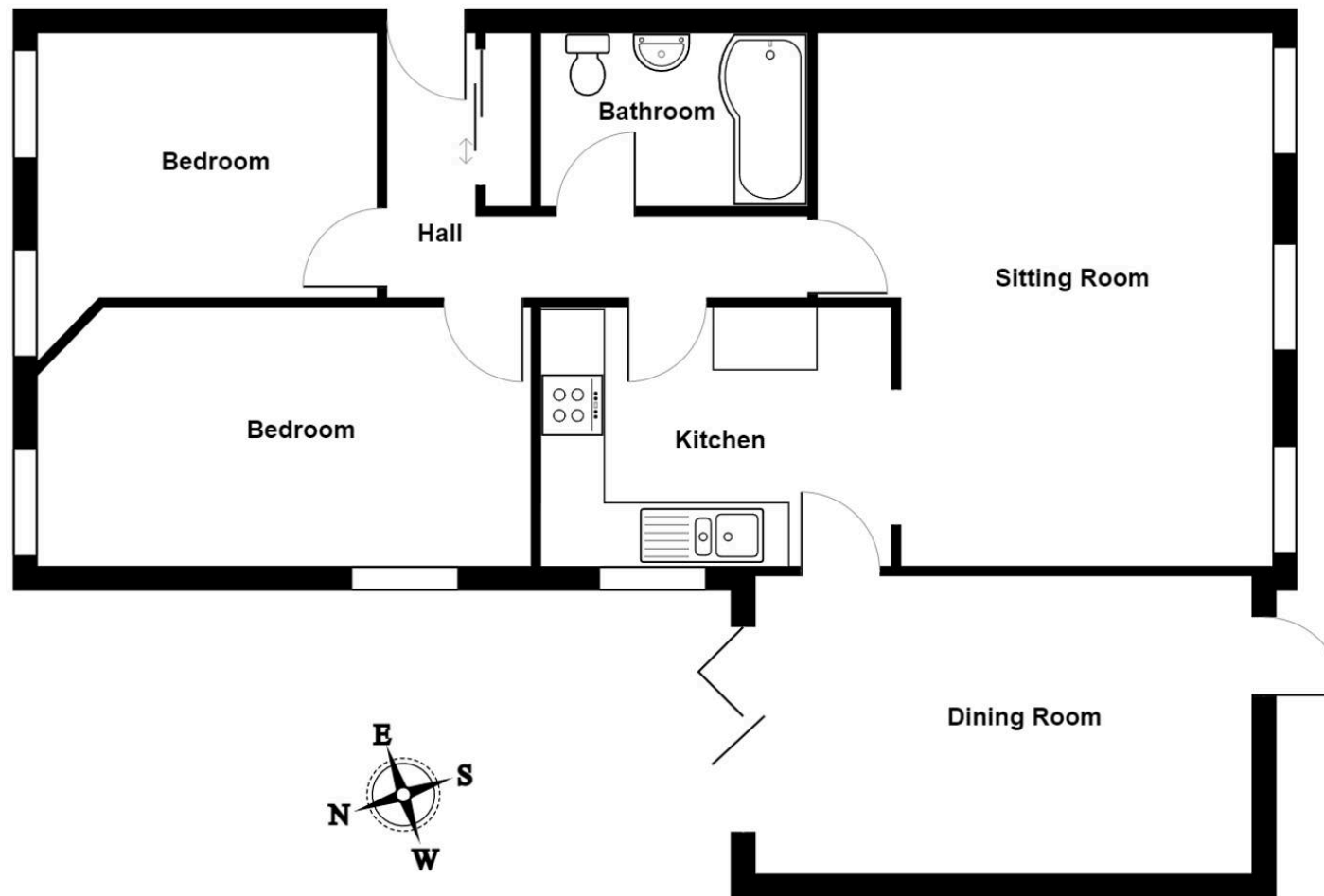












### Ground Floor

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Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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