



## Allithwaite

£315,000

Fair Lea, Flookburgh Road, Allithwaite, Grange-over-Sands, Cumbria, LA11 7RG

Substantial Detached Victorian House having gone through a program of improvements over the last 3 years enjoying delightful views front and rear, well presented throughout and arranged over 3 floors.

Comprising Entrance Vestibule, Lounge/Dining Room, Kitchen, 4 Double Bedrooms (some with limited head height), 1 with Dressing Room and En-Suite Shower Room, Study and Bathroom. Outside: Forecourt Front Garden, Private Rear Patio, Parking for 1 car and on road Parking. Viewing is highly recommended.

### Quick Overview

Detached Property - 4 Double Bedrooms (some reduced head height)  
 1 Reception - 2 Bath/Shower Rooms  
 Edge of Village location  
 Extremely pleasing views  
 Low maintenance outdoor space  
 Refurbished within the last 3 years  
 Modern Kitchen and Bath/Shower Rooms  
 Neutrally decorated throughout  
 Private Parking for 1 and on road parking  
 Superfast Broadband



4



2



1



E



Superfast



Parking for 1 car

Property Reference: G2864



Lounge



Wood Burning Stove



Dining Room



Kitchen

**Description** Fair Lea is a substantial, Detached Victorian property owned and refurbished by the current owners for almost 3 years. The property is light and spacious and enjoys not only a versatile layout but modern fixtures and fittings, neutral décor, low maintenance outdoor space and lovely views. This property is likely to appeal to the modern family and provides ample space for everyone!

The property benefits from a new Kitchen, Bathroom, Shower Room, tasteful uPVC 'sash' windows, uPVC doors, internal 'oak' doors and carpets and flooring throughout. All the hard work is done and it is all ready for a new family to just pop their own furniture inside. The house enjoys super, private, open country views and even glimpses of Morecambe Bay from the front and Bedroom 2.

The secure, front door, composite front door opens into the Entrance Vestibule which opens into the full width Lounge/Dining Room. This generous space is well lit with natural light from the 3 front and 1 rear windows. Wonderful, feature curved wall, several shelved recesses and lovely, wood burning stove with slate hearth and mantel. Stairs rise to the First Floor with useful under stairs cupboard. The Kitchen is well thought out and designed and furnished with an attractive range of white, shaker style wall and base units with clever use of the cabinet tops to prevent unsightly clutter in the form of clever wine racks all the way around! The work surface is quartz and incorporates the deep sink and driner. Electric range cooker and integrated dishwasher, fridge and freezer. Two, glazed doors into the Rear Courtyard Garden. The Kitchen window enjoys a pleasant view into a field and we are reliably informed it is not usual to have the odd cow staring in!

The return staircase leads to the First Floor Landing (with second feature curved wall) and gives access to 2 Double Bedrooms and the main Bathroom. Bedroom 1, is the Master Bedroom and is spacious with twin windows to the front providing more far reaching views and has a door to the Dressing Room. The Dressing Room provides much storage, has a window and access to the En-Suite. The En-Suite Shower Room is modern with white suite comprising walk-in shower, small wash hand basin on a high gloss white vanity unit and low flush WC. Complementary 'subway' tiling and high level chrome heated towel rail. Bedroom 2 is a Double room and enjoys delightful views with Morecambe Bay in the distance. The Second Floor Landing has a 'Velux' roof window and 'Utility Cupboard' which houses the washing machine and tumble drier. The 'Study' provides options to Bedroom 3 for a Teenagers chill out space or perhaps the possibility of creating a Bathroom on this floor? Bedroom 3 is a cosy Double Bedroom, has reduced head height, low level window and eaves storage. Bedroom 4 is a Single Bedroom, has reduced head height and two, low level windows.

Externally the space is quite low maintenance - ideal if you require some outdoor seating space to enjoy without much gardening and maintenance! The front has an area of level lawn and paved patio and enjoys the sun until around 4pm. The garden enjoys pleasing views with Morecambe Bay in the distance. A paved pathway leads around to the Rear Courtyard (which is also accessed via the Kitchen). The Rear Courtyard is lovely and very private! A lovely space with wrought iron railing providing open views to the neighbouring field and countryside beyond. There is a private parking space for one vehicle and further on road parking available.



Lounge/Dining Room



Kitchen



Bedroom 1



Dressing Room



Bedroom 2



Bathroom

**Location** Sitting on the very edge of the popular village of Allithwaite, Fair Lea enjoys a slightly elevated location with delightful views and is within a short drive of Grange over Sands with amenities such as Railway Station, Post Office, Library etc. The Village of Cartmel, famous for the Races, Sticky Toffee Pudding, Fine Dining, Public Houses and Priory is just a short drive (or longer walk) over the hill.

To reach the property travel westwards from Grange over Sands in the direction of Allithwaite. Upon reaching the village proceed down the hill, past the turning on the right to Church Road and Fair Lea can be found approx 125 yards on the right hand side.

#### Accommodation (with approximate measurements)

##### Entrance Vestibule

**Lounge/Dining Room** 22' 7" ave x 13' 10" max & 9'10 min (6.89m ave x 4.24m max & 3.02 min)

**Kitchen** 10' 4" x 9' 4" (3.15m x 2.84m)

**Bedroom 1** 13' 4" x 10' 0" (4.06m x 3.05m)

##### Dressing Room

##### En-Suite Shower Room

**Bedroom 2** 10' 5" x 9' 11" max (3.18m x 3.02m max)

##### Bathroom

**Bedroom 3** 10' 6" max x 9' 7" (3.2m max x 2.92m) with limited head height

**Study** 13' 2" x 6' 10" max (4.01m x 2.08m max) with limited head height

**Bedroom 4** 10' 6" max x 9' 10" (3.2m max x 3m) with limited head height

**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/> 12.1.24 not verified

**Council Tax:** Band D. Westmorland and Furness Council.

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

**What3words:** <https://what3words.com/drainage.exists.soups>

**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 £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

#### Anti-Money Laundering Regulations (AML):

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 3



Rear Courtyard



View from front garden

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.

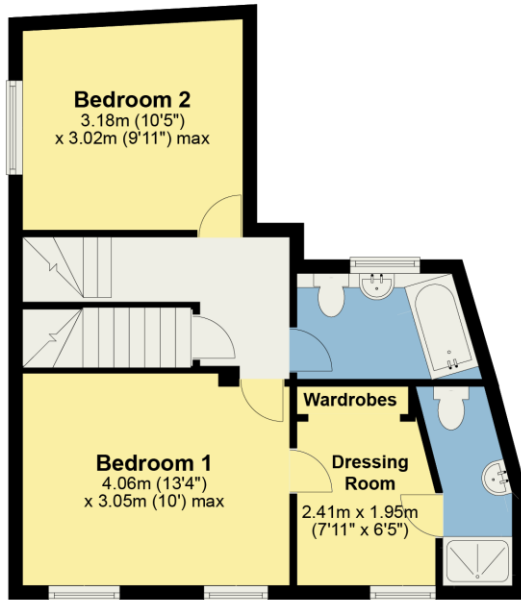


Need help with **conveyancing**? Call us on: **01539 792032**

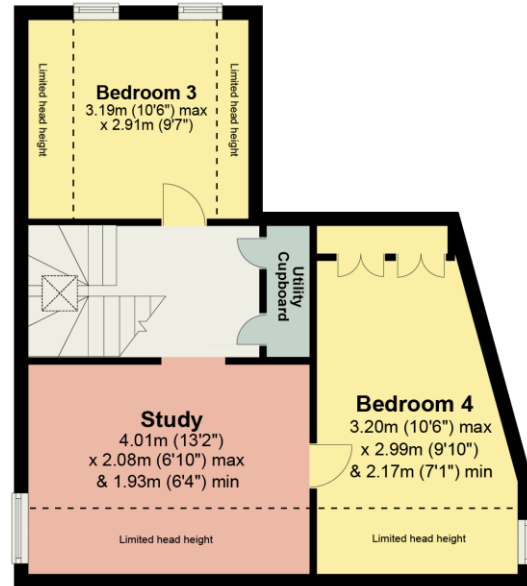


Can we save you money on your **mortgage**? Call us on: **01539 792033**

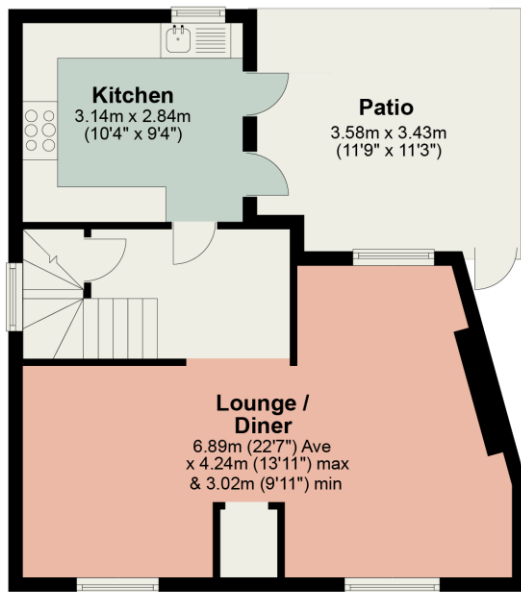
Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



**First Floor**



**Second Floor**



**Ground Floor**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2864

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 16/01/2024.