



**Glandore Jack Hill, Allithwaite - LA11 7QB**

Grange-Over-Sands

Offers Over **£700,000**



# Glandore Jack Hill

Allithwaite, Grange-Over-Sands

We are pleased to bring to market, this stunning four or five bedroom detached house, originally built by a renowned local building contractor for his own occupation. Glandore has a wealth of features including an extensive panoramic rear view across the Cartmel Peninsula and surrounding countryside, ample private driveway parking and solid oak floors and staircase throughout.

This exquisite property is split over 3 floors and dates back to around 2000 with the interior of this home finished to the highest standard, with attention to detail evident in every room. The spacious and bright living areas exude elegance and provide an ideal space to relax or entertain. The open layout seamlessly blends the living, dining, and kitchen areas, creating a seamless flow between rooms.

With four (or five) generously sized bedrooms on offer, two spacious reception rooms, home office, garage and plenty of storage throughout, this property offers comfort, privacy and space for the whole family.

Available with no onward chain, Don't miss the opportunity to make this exceptional property your new home. Contact us today to arrange a viewing to fully appreciate what is on offer.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



 ARNOLD  
GREENWOOD







**Reception Room**

17' 8" x 13' 9" (5.38m x 4.20m)

Spacious light room also on the Lower Ground Floor. Windows look out onto the rear garden. Ariel point, telephone point and various sockets. Solid Oak Floor.

**Reception Room Two**

12' 2" x 12' 2" (3.72m x 3.72m)

Light and bright room, adjacent to the Living Room this space would work well as an additional reception room and has been previously used as a fifth Bedroom.

**Kitchen/ Dining Room**

11' 10" x 17' 0" (3.61m x 5.17m)

Well equipped with space for entertaining and dining. Colonial in style, including inbuilt appliances. Complete with solid Oak floors.

**Cloakroom**

7' 5" x 4' 2" (2.25m x 1.27m)

Ample hanging space, and boot bench. Loft access and a small radiator, accessed via Hallway.

**Study**

9' 8" x 7' 6" (2.95m x 2.29m)

Solid oak floor. UPVC double glazed window. Radiator and telephone point.

**Utility Room**

11' 7" x 4' 9" (3.54m x 1.46m)

Plumbing for a washing machine, dryer and space an upright fridge/freezer. The gas boiler is located here.

**Conservatory**

15' 7" x 10' 6" (4.74m x 3.19m)

The Conservatory boasts an oak floor with feature stain glass windows, overlooking the garden with fantastic views. The room is equipped with a radiator, ariel point, and wall lights.



## **w/c**

6' 3" x 4' 7" (1.91m x 1.40m)

Accessed from the Hallway on the Lower Ground Floor.

## **Bedroom One**

11' 10" x 12' 11" (3.61m x 3.94m)

Double bedroom, with views. Recessed cupboard with shelving. Door to En-Suite. Telephone and ariel points.

## **Bedroom Two**

12' 2" x 12' 3" (3.72m x 3.73m)

Dual aspect double bedroom, with far reaching views. Built in wardrobe and storage. Telephone and ariel point.

## **Bedroom Three**

8' 7" x 13' 9" (2.61m x 4.19m)

Double Bedroom, with views out to the Cartmel Peninsula and Morecambe Bay. Built in storage and shelving, radiator, tv and phone points.

## **Bedroom Four**

8' 6" x 13' 4" (2.60m x 4.06m)

Double Bedroom, with views out to the Cartmel Peninsula and Morecambe Bay. Built in storage and shelving, radiator, telephone and ariel points.

## **En- Suite**

8' 2" x 5' 11" (2.49m x 1.81m)

En Suite with walk in shower, W/C and hand basin. Decorative tiles.

## **Bathroom**

12' 4" x 7' 9" (3.77m x 2.35m)

Spacious Bathroom, with Jacuzzi bath and seperate walk in shower. W/C, Vanity wash hand basin and large frosted glass window to rear. Decorative tiles.









## Outside

Wrap around gardens with patio areas, established planting, lovely views and a very generous driveway.

## Garage (15' 8" x 17' 3")

Large Double Garage, electric up and over door and a large mezzanine storage/office space. Can also be accessed via the Hallway.

## Parking

Driveway parking accommodating five parking spaces, plus two additional spaces within the garage.

## Location

Situated at the head of Jack Hill Allithwaite. Offering far reaching elevated views towards Morecambe Bay. Close to the towns and village of Grange over Sands and "Michelin starred village of Cartmel.



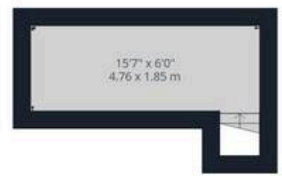




**Ground Floor**



**Landing & First Floor**



**Garage Mezzanine**

**Approximate total area<sup>(1)</sup>**

2267.93 ft<sup>2</sup>  
210.70 m<sup>2</sup>

**Reduced headroom**

25.93 ft<sup>2</sup>  
2.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for information only.





## Arnold Greenwood Estate Agents

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