

Allithwaite

£525,000

Sunset Heights, Jack Hill, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QB

Views, stunning views and breath-taking views!!

This superb Detached, 3 Bedroom Dormer Bungalow is a real treat. Immaculately presented and decorated in neutral tones throughout with modern Kitchen and Bathrooms.

Comprising Conservatory Entrance, Utility Room, Kitchen, Lounge, Dining Room, 3 Double Bedrooms, Bathroom, Shower Room, versatile Undercroft Room, wrap-around glass Balcony, Outside Store, Manageable Garden and Parking.

Early viewing is highly recommended.

Quick Overview

Detached - 3 Double Bedrooms
 2 Reception Rooms - 2 Bath/Shower Rooms
 Edge of popular village location
 Magnificent Uninterrupted Views
 Versatile Undercroft room
 Attractive Gardens and Parking
 Immaculately presented throughout
 Modern Kitchen, Bath/Shower Rooms
 Balcony replaced 2021
 Superfast Broadband 76mbps available*



3



2



2



D



76 Mbps



2 Parking Spaces

Property Reference: G2879



Conservatory Entrance



Kitchen



Lounge



Dining Room

Description Sunset Heights certainly has a very large wow factor - we cannot encourage a viewing strongly enough for you to see for yourself. This fabulous Detached Dormer Bungalow is located in a quiet residential area, presented beautifully throughout, has been upgraded and maintained to a high standard over the past 9 years and occupies a generous and elevated plot with the most sublime views from almost every window! The magnificent, far-reaching, panoramic views extend over the local countryside to Morecambe Bay and the Furness Peninsula. A view that changes by the hour and is as impressive on a frosty morning as it is at the height of summer! Enjoying the sun all day long, inside or out, it is very easy to lose hours and hours relaxing and gazing at the wonderful view and watching the sun setting.

The current vendor has owned the property for 9 years and during this time has made several improvements and upgrades - all finished to a high standard. The Kitchen and Bath/Shower Rooms have been replaced, the central heating boiler renewed, the incredible glass balcony upgraded and modernised along with the Conservatory Entrance. These are just the larger things! The property is very light and sunny with high ceilings (many with original cornicing and coving) and there is a feeling of space throughout.

The main door opens into the light and airy Conservatory Entrance which is warm and welcoming. There are useful fitted storage cupboards, marble effect tiled floor and access to the Utility Room. The Utility Room has a bank of storage cupboards (one with radiator), ceiling and side window. Marble effect floor, stainless steel sink unit and space and plumbing for washing machine and tumble dryer. From the Conservatory a door opens into the Open Plan Kitchen and Lounge (approx 30'0"). The first thing you notice is the superb uninterrupted views from the Lounge and Kitchen windows over the village and open countryside towards Morecambe Bay.

The Kitchen has an attractive wood effect 'Amtico' style flooring and is furnished with stylish, 'Magnet' shaker style, cream wall and base units with contrasting wood effect work-surface. Anthracite 1½ bowl sink unit, gas hob with extractor over and 'NEFF' oven (with slide and hide door) and integrated microwave. Alcove space for American style fridge freezer and recessed display cabinet. The Lounge is decorated in tasteful, neutral tones and completely dominated by the jaw dropping view. They literally take your breath away for a second or two - far reaching and panoramic it is certainly a view one could never tire of. Double glass doors lead into the Inner Hall and also to the Dining Room.

The Inner Hall has a recessed heated airing cupboard and access to Bedrooms 2 and 3 and the Bathroom. Both Bedrooms are doubles. Bedroom 2 has charming French doors leading into the Conservatory Entrance and Bedroom 3 has a side aspect. The Bathroom enjoys underfloor heating and has a white suite comprising WC, wash hand basin on a vanity unit and bath with shower over. Chrome ladder style radiator, complementary wall tiling and a ceramic tiled floor.

From the Lounge, glass double doors lead into the formal Dining Room. Again, this room enjoys the most marvellous views and has sliding glass doors to the sizeable glass Balcony. The Balcony is superb and has recently been enhanced and is an excellent outdoor, entertaining space (measuring approx 16m in total). Extending to



Balcony



Balcony and Views



Bedroom 2



Bathroom



Bedroom 1



Shower Room

two sides with modern glass balustrades to make sure not an inch of the view is lost. Morning coffee or evening wine - just follow the sun from east to west!

From the Dining Room stairs lead to the First Floor Landing with useful storage cupboard. The Shower Room (replaced in 2022) is luxurious and contemporary with corner shower, WC and wash hand basin on a very attractive, navy, vanity unit. Mable effect tiling to walls and floor. Bedroom 1 is a well proportioned, spacious Double and from here, the very best views can be enjoyed. With just that little extra height the panoramic vista is even more jaw-dropping! Built in wardrobes and engineered oak flooring.

Outside is a useful Store Room with light and water and to the front of the property there is access to the versatile Under-Croft Room. Currently home to a bar! This room has a window, heating and carpet, (also home to the 'Worcester-Bosch' gas central heating boiler) but is suitable for a variety of different uses - perhaps a Home Office or Hobbies Room?

The terraced Garden is a credit to the vendor and she assures us it is fairly low maintenance! Well stocked, colourful and pretty rockery areas with shrubs and pathways plus a paved seating area all with magnificent views. 2 raised vegetable plots which produce raspberries, strawberries, blackcurrants and rhubarb. The private driveway/parking area can accommodate 2 cars comfortably.

Location Situated within this popular and friendly semi-rural village with panoramic views over the surrounding countryside towards Morecambe Bay and the Furness peninsula. There is a highly regarded Public House/Restaurant within 5 minutes walk, excellent Primary School, Playground and Playing Fields, Community Centre which is the hub of many events and social gatherings in the village with Bowling Green, Football Pitch, Skate Board and Bike Track (Pump Track)! There is also a Village Shop recently opened (2024). Less than 2 miles away is either 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 proceed out of Grange in the direction of Allithwaite. Go through Allithwaite and turn left by The Pheasant Inn and proceed up Jack Hill. Sunset Heights is half way up the hill on the left hand bend.

Accommodation (with approximate measurements)

Conservatory Style Entrance 20' 10" x 6' 0" (6.35m x 1.83m)

Utility Room 11' 4" x 4' 2" (3.45m x 1.27m)

Kitchen 12' 8" x 10' 4" (3.86m x 3.15m)

Lounge 13' 10" x 11' 2" (4.23m x 3.41m)

Inner Hall

Bedroom 2 12' 8" x 8' 8" (3.86m x 2.64m)

Bedroom 3 11' 2" x 8' 10" (3.4m x 2.69m)

Bathroom

Dining Room 17' 10" max x 12' 9" max (5.46m max x 3.91m max)



Kitchen through to Lounge



Lounge through to Kitchen



Bedroom 3



Rear Elevation and Parking



Gardens

Bedroom 1 18' 9" into dormer x 10' 1" (5.73m into dormer x 3.08m)
Shower Room
Under-Croft/Hobbies Room/Office 11' 3" x 10' 11" (3.43m x 3.33m)
Balcony
Outside Store 5' 8" x 5' 4" (1.73m x 1.63m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. Boiler replaced in Oct 2015. Underfloor heating to ground floor Bathroom.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk> 01.03.24 not verified

Council Tax: Band F. Westmorland and Furness Council.

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

What3words: <https://what3words.com/dinosaur.hunk.worth>

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 £1200 - £1300.00 per calendar month. For further information and our terms and conditions please contact our Grange Office.

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.



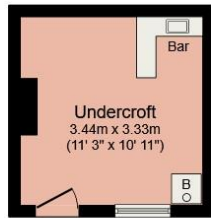
Need help with **conveyancing**? Call us on: **01539 792032**



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-leigh.co.uk

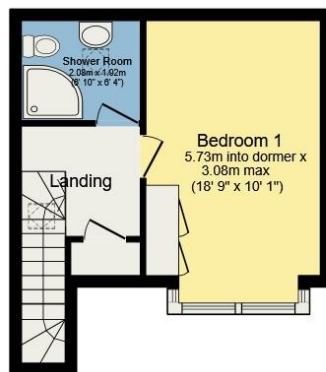
Sunset Heights, Jack Hill, Allithwaite, Grange-Over-Sands



Lower Ground Floor



Ground Floor



First Floor

Total floor area 142.8 m² (1,537 sq.ft.) approx

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.

A thought from the owners - Sunset Heights certainly lives up to its name, together with magnificent views! A very peaceful, safe and friendly place to live.

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 11/03/2024.

Request a Viewing Online or Call 015395 32301