



# Allithwaite

£265,000

Fern Lodge, 45 Meadows End, The Pastures, Templands Lane, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QY

Fern Lodge is nicely positioned on this popular lodge park and is light, airy and spacious inside. Tastefully presented with modern Kitchen and Bath/Shower Rooms and just under 10 years old.

Comprising Open Plan Living/Dining/Kitchen, 2 Double Bedrooms (Master with En-Suite, Dressing Area and French Doors), Bathroom, Rear Decked Garden with Hot Tub, smaller front grassed area and ample Parking.

Holiday Let/Second Home only!

Viewing highly recommended.

## Quick Overview

- Lodge - 2 Bedrooms
- 1 Reception - 2 Bath/Shower Rooms
- Just under 10 years old
- Peaceful rural park
- Private and not overlooked to the rear
- Walking distance to Cartmel
- Tastefully presented
- Spacious and airy
- Holiday Let/Second Home only
- Superfast Broadband speed 35mbps\*



2



2



1



35 Mbps



Parking for 2 cars

Property Reference: G2889





Open Plan Living/Dining Area



Balcony



Dining Area



Kitchen

**Description** Fern Lodge is a little under 10 years old and has only had 2 owners. The Lodge can only be used as a 'Holiday Let' and has always proved to be very popular and successful. It is presented to a high standard throughout with tasteful muted décor, modern sleek Kitchen, Open-Plan Living Area with a light and airy feel and bags of natural day light and a luxurious Master Bedroom. Outside there is the added bonus of the ever important Hot Tub. You certainly would not be disappointed to find yourselves here for a break!

The Lodge enjoys a peaceful location with a really good level of privacy, particularly to the rear.

The main side door leads to an 'Entrance Area' which has a storage cupboard and large, double cloaks cupboard. The main Living space is Open Plan, has a triple aspect and is flooded with natural light. The front is almost entirely glazed with floor to ceiling windows and French doors to the Balcony which has modern glass balustrades and is superb - a real treat. Spacious and sunny - essentially extending your already generous living space. A delightful spot for morning coffee or evening drinks. The generous Living space naturally divides into Dining and Lounge areas. The Kitchen is galley style with modern cream high gloss wall and base units and wood effect work surface. Electric oven, gas hob, stainless steel sink unit and integrated dishwasher. Space for fridge freezer. Integrated washing machine. High level side windows.

There are 2 double Bedrooms, 1 utilised as a Twin Room with 2 built in wardrobes and floor to ceiling window. The Master Bedroom is very generous and occupies the whole width with Dressing Area, built in wardrobes and French doors to the rear decking. The En-Suite Shower Room has a 'Velux window', frosted window and a 3 piece white suite comprising double shower enclosure, wash hand basin on soft grey vanity unit and WC. Chrome ladder style radiator.

The family Bathroom has a 'Velux' roof window and a white suite comprising bath with shower over, wash hand basin on soft grey vanity unit and WC. Chrome ladder style radiator.

To the rear is a large paved Patio Area enclosed by a wooden fence and gated to the side. There is ample space for outdoor furniture and entertaining and super Hot tub. This area enjoys a high level of privacy and is not overlooked. To the side is a long gravelled driveway which accommodates several vehicles comfortably. There is a raised deck to the front door and an area of lawn to the front.

**Location** Located just a mile away from the renowned village of Cartmel, this highly desirable and picturesque village is famous for its popular steeplechase meetings, the highly prized L'Enclume restaurant and Sticky Toffee Pudding! The village boasts impressive historic architecture including the 12th Century Priory and Gate House. With Public Houses, Eateries, Coffee Shops, Bistro and a handful of eclectic shops, it is easy to see why the village has gained such a popular reputation.



Allithwaite is located approximately 20 minutes from the M6 motorway and is a similar distance from the foot of Lake Windermere, so is both accessible and convenient for all the South Lakes attractions. The small Edwardian town of Grange over Sands which offers a wider range of amenities is just 5 minutes by car.

To reach the property from Cartmel Village, go past the secondary school and turn left into Cartmel Road. Take the first right and then right again in to 'The Pastures'. Proceed down the hill and take the second left into Meadows End. Fern Lodge, No.45 can be found shortly on the left hand side.

#### Accommodation (with approximate measurements)

**Open Plan Lounge/Dining/Kitchen** 21' 10" x 18' 4" (6.66m x 5.59m) **Kitchen** 9' 3" x 7' 10" (2.83m x 2.41m)

**Bedroom 2** 10' 3" x 10' 0" (3.12m x 3.05m)

#### Bathroom

**Master Bedroom** 21' 0" max x 11' 6" max (6.42m max x 3.53m max)

#### En-Suite Shower Room

**Rear Patio Area** 38' 11" x 18' 5" (11.88m x 5.62m)

**Front Balcony** 20' 8" x 7' 11" (6.3m x 2.41m)

**Services:** Mains water and electricity. LPG heating. Shared septic tank drainage.

**Tenure:** Leasehold. Subject to a 99 year lease dated 16th Sept 2019. No upper chain Vacant possession upon completion

Note: The property can only be used as a Holiday Let. The site is open 52 weeks of the year.

\*Checked on <https://checker.ofcom.org.uk/> 22.3.24 not verified

**Management Charges:** Site fees as of April 2024 are £4,583.00 + VAT. Calor Gas, electric and water are metered and charged separately.

**Business Rates:** TBC.

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

**What3words:** <https://what3words/labels.unearthly.summer>

**Holiday Let Information:** Currently let through Lake District Lodge Holidays. We are advised that Fern Lodge is in the top 2% of earners.

We are advised that from 6.4.23 to 29.2.24 the gross income (after LDLH commission) is £36,544.73.



Bedroom 1



Bedroom 2



Bathroom

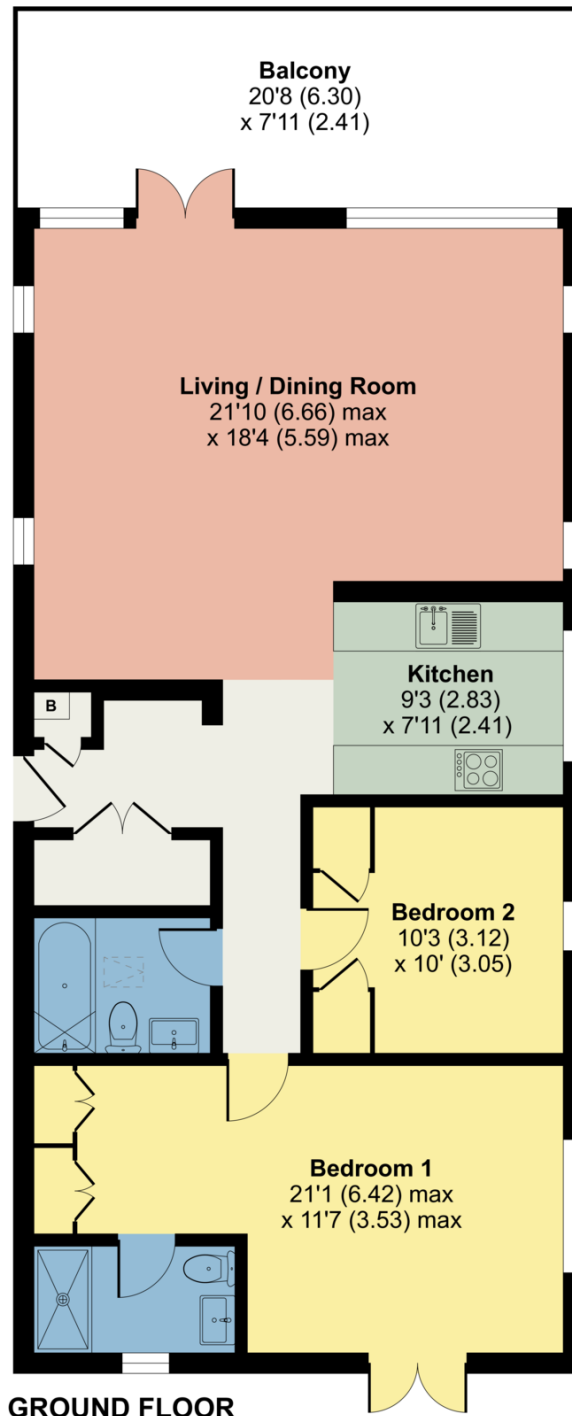


Rear Patio Area and Hot Tub

# Meadows Road, The Pastures, Allithwaite, Grange-Over-Sands, LA11

Approximate Internal Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1103502

A thought from the owners - "A beautifully presented lodge we have had the pleasure to own and share with others for the last 5 years"

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