



# Allithwaite

# £350,000

4 Winfield Gardens Vicarage Lane Allithwaite Grange-over-Sands Cumbria LA11 7QN

Property Ref: G2399

A detached partially stone fronted home with two bay windows at the front and 2 patio doors at the rear creating a light and airy home.

The ground floor features a front to back family kitchen / dining room with peninsular breakfast bar. Glazed patio doors lead to the rear garden. The living room looks out rear garden via patio doors. A cloakroom and a utility room complete the accommodation on this level. On the first floor the master bedroom has an en-suite with large shower tray and Hans Grohe shower fittings and taps. There are a further 2 double bedrooms and a single bedroom as well as the 4 piece half tiled family bathroom with bath and

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## THE LEASGILL 'B'- PLOTS 3 & 4\* (\* OPPOSITE HAND)

## 4 BEDROOM DETACHED HOUSE WITH DETACHED GARAGE

FLOOR AREA: 137 M2 | 1479 SQ FT



### **GROUND FLOOR**

Living Room	6.86 x 3.64m	1	22 <sup>'</sup> 6" X 11 <sup>'</sup> 11"
Family Kitchen	6.86 x 3.64m		22 <sup>'</sup> 6" X 11 <sup>'</sup> 11"
Cloaks	1.93 X 1.02M		6'4" × 3'4"
Utility	2.25 X 1.91M		7'5" x 6'3"
Garage	6.00 x 3.00m		19'8" × 9'10"

#### **FIRST FLOOR**

3.64 x 3.46m	1	11 <sup>'</sup> 11" × 11 <sup>'</sup> 4"
2.25 X 1.92M		7'5" x 6'4"
3.64 x 3.35m		11 <sup>'</sup> 11 <sup>"</sup> × 11 <sup>'</sup> 0"
3.96 x 3.28m		13 <sup>'0</sup> " × 10 <sup>'9</sup> "
3.39 X 2.41M	1	11 <sup>'</sup> 1" × 7 <sup>'</sup> 11"
3.16 x 2.24m	1	10'4" × 7'4"
	2.25 x 1.92m 3.64 x 3.35m 3.96 x 3.28m 3.39 x 2.41m	2.25 × 1.92m   3.64 × 3.35m   3.96 × 3.28m   3.39 × 2.41m

Winfield Gardens will comprise just 23 two, three and four bedroom homes and bungalows on a self-contained cul-de-sac development offering easy access to local amenities. It will incorporate sympathetic landscaping and feature an open space designed to create a 'village green' feel that's very much in keeping with the setting.

The village has a local pub, post office and shop, in addition to a well-regarded primary school that is within just a few minutes' walk (300m) of Winfield Gardens and situated adjacent to a pretty, nineteenth-century church. A broader selection of amenities including supermarkets, library, doctor's surgery and specialist shops - can be found 1.2 miles away in neighbouring Grangeover-Sands, which also boasts an elegant promenade, ornamental gardens and a choice of golf courses.

Allithwaite is beautifully located on the western edge of the Cartmel Peninsula, bordering the Lake District National Park and with distant views of Morecambe Bay. It offers all the advantages of village life but with excellent road and rail links to the South Lakes and beyond: Kent's Bank railway station is less than a mile

distant yet provides a regular service that connects with the west coast main line at Lancaster. A short hop (1.7 miles) from Allithwaite is the quaint village of Cartmel - a magnet for foodlovers who are drawn by its high-class eateries (including Michelinstarred L'Enclume), famous priory and popular race weekends. It's an area popular with walkers and outdoor aficionados.

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold. Vacant possession upon completion.

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