



Spring Hill Templands Lane, Allithwaite
£315,000



Spring Hill Templands Lane

Allithwaite

A well proportioned detached bungalow located in a quiet countryside settings on the outskirts of both Grange over Sands and Cartmel. Amenities are close to hand with local transport services and road links to the rest of the Lake District National Park. Situated in a picturesque countryside location, this detached bungalow presents a fantastic opportunity for those seeking a peaceful retreat. Boasting substantial loft space with potential to convert into additional bedrooms, this property has undergone extensive renovations, including the addition of a spacious kitchen dining area and an extra bathroom. The light and airy sitting room provides a welcoming ambience, while private gardens at both the front and rear offer outdoor relaxation spaces. Storage is not an issue with extensive space located underneath the property, catering to all your organisational needs. A family bathroom and separate W.C. ensure convenience for residents, while ample driveway parking and local transport services further enhance the property's appeal. Outdoor enthusiasts will delight in the beautifully landscaped gardens that adorn this property. The front garden features a lush lawn dotted with Magnolia trees for added privacy, centred around a tranquil pond. Well-stocked borders provide the perfect opportunity for green-fingered enthusiasts to indulge their passion. At the rear, a sloping lawn leads to an Orchard boasting plums, apples, and pear trees, ideal for home-grown produce enthusiasts. Well-established trees and hedges encircle the garden, ensuring a sense of seclusion and tranquillity. Whether you seek a serene space for relaxation or a green-fingered paradise, this property offers both, making it a must-see for those looking to embrace the tranquillity of countryside living.

- Substantial loft space with potential for more bedrooms
- Extensive renovations with an added kitchen dining area added along with an extra bathroom
- Located in a quiet countryside location
- Light and airy sitting room
- Private gardens to both the front and rear
- Extensive storage located underneath the property
- Family bathroom and separate W.C.
- Ample driveway parking
- Local transport services on hand

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND E

TENURE: FREEHOLD

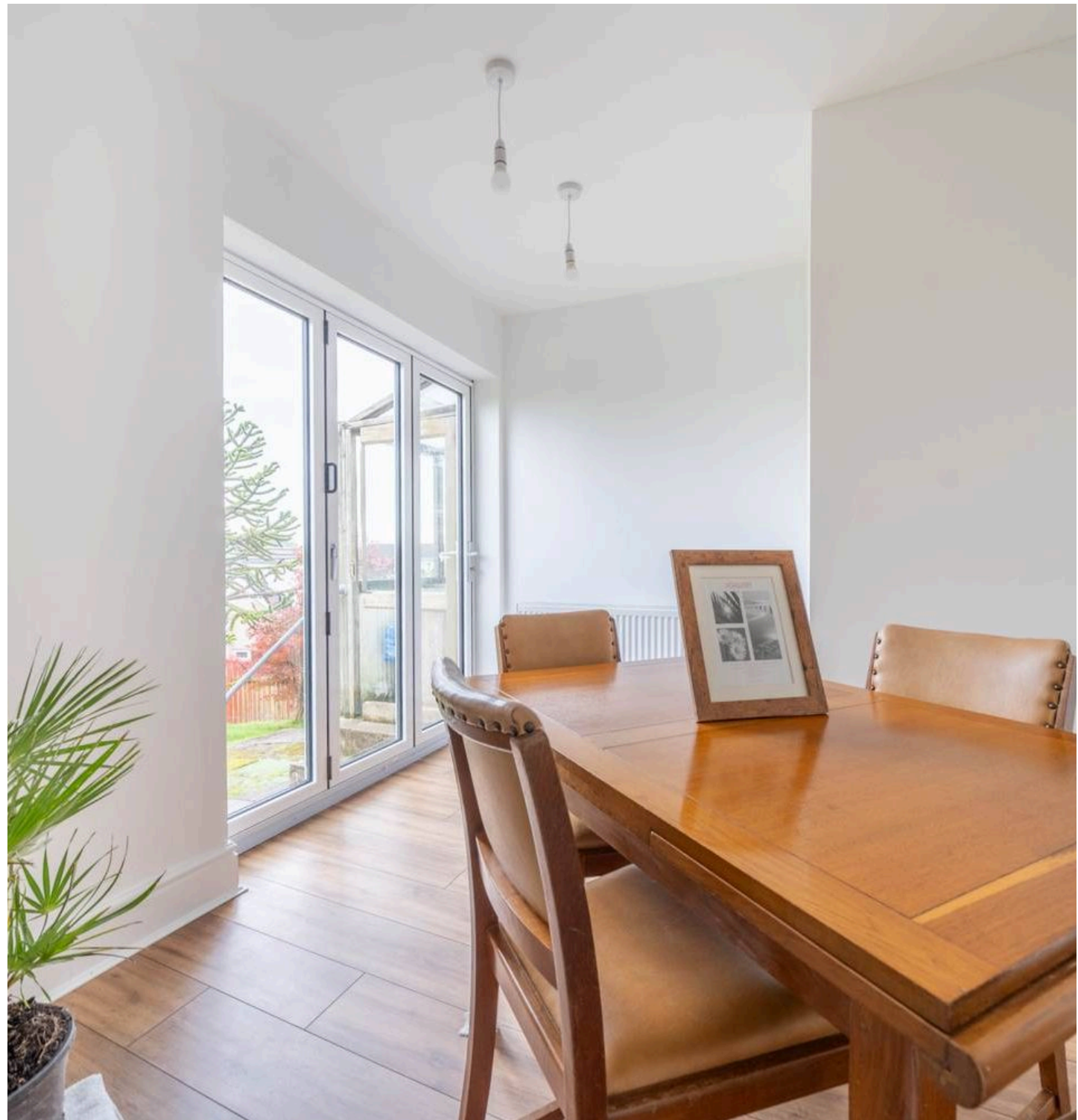
DIRECTIONS

Leave Grange over sands and head towards Allithwaite and Holker, on reaching Allithwaite village turn right onto Church Road, turn left onto Vicarage Lane and continue as this becomes Boarbank, at the junction turn right onto Templands Lane to find Spring Hill on the right.

WHAT3WORDS: return.reverses.backup

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR

ENTRANCE HALL

15' 11" x 8' 0" (4.85m x 2.45m)

LIVING ROOM

17' 7" x 12' 6" (5.35m x 3.81m)

KITCHEN

12' 0" x 10' 5" (3.66m x 3.18m)

BATHROOM

6' 11" x 5' 11" (2.10m x 1.80m)

W.C

6' 10" x 2' 11" (2.09m x 0.90m)

INNER HALLWAY

13' 6" x 2' 11" (4.12m x 0.90m)

KITCHEN/LIVING AREA

24' 8" x 7' 8" (7.52m x 2.34m)

DINING ROOM

9' 11" x 9' 6" (3.01m x 2.89m)

BEDROOM

13' 4" x 11' 9" (4.07m x 3.59m)

BATHROOM

9' 1" x 3' 3" (2.77m x 0.98m)











Spring Hill, Templands Lane, Allithwaite

Total Area: 103.9 m² ... 1118 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.