



HUNTERS[®]

Fellside

Allithwaite, LA11 7RN

Guide Price £530,000

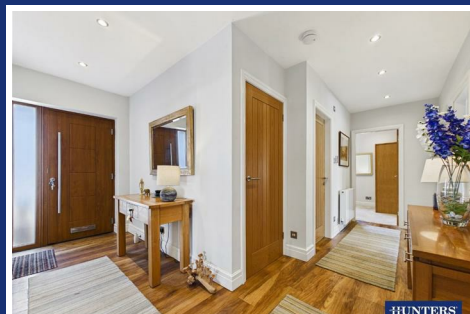


- Beautiful Three Bed Detached Home
- Show-Stopping Gardens and Views
- Modern German Style Kitchen with Integrated Appliances
- Wonderful Terrace with Glass Balustrade
- Detached Garage with EV Charging Point
- Modernised Throughout
- Open Plan Living/Dining/Kitchen Area
- Separate Utlity
- Wood Burner
- Council Tax Band E

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This is a truly exceptional 3-bed detached home, located in the village of Allithwaite, positioned on a wonderful elevated plot with views over fields, fells, and onwards to Morecambe Bay. The current owners have undertaken a complete refurbishment since purchasing in 2017, and we now have a sumptuous, high-specification, contemporary home set in beautiful gardens and stunning countryside with long sea views. The accommodation comprises of; entrance hall, open plan living, dining and kitchen area, a separate utility, three double bedrooms, and luxury bathroom.

Stand out internal fit includes new flooring throughout, oak engineered internal doors, refitted kitchen and bathroom, and new glazing and external doors. Structural renovations have extended to full rewire, and a new plumbing installation including thermostatic radiators controllable by WiFi using Nest. Features that will delight include the eye catching corner window in the open plan living area, the large sliding doors that lead out to a wonderful terrace, and the woodburner which provides a cosy focal point in the lounge. Heating is by gas mains (new boiler) and everywhere is double glazed.

And your breath will be taken away when you step outside to the outstanding garden. This is a place where you and your family will spend hours enjoying sunny days, tending to the planting, relaxing on the terrace, and taking in the scenery from carefully placed seating areas. For parking there is a detached double garage and large driveway. Located in a cul-de-sac, but with a sense of splendid isolation, this is a property not to be missed.

Allithwaite is a charming Cumbrian village, located just a short distance from Grange-over-Sands. Local amenities include a primary school with nursery provision, a village post office/shop and a popular public house. You will find further provisions in Grange, with Ulverston and Kendal further afield. And, it is just 8 miles to the southern tip of Lake Windermere.

Entrance Hall

Through a composite front door and into a welcoming hallway that provides access to all the accommodation. With a stylish wooden floor and two useful storage cupboards, one containing a radiator and rail for airing clothes, and the other fitted out with hanging space and room to store household items.

Open Plan Living

An impressive room with a view! The current owners have redesigned this space to make the most of the property's long reaching, elevated views. Natural light floods in from windows to three elevations, with a stunning glass corner that draws your gaze out over stone walled fields, the village scape, and onwards to Morecambe Bay. To the garden side elevation you find large glass sliding doors leading out to the decked terrace, connecting the internal and external spaces seamlessly. Contained in this stylish room are the open plan lounge, a dining area and modern kitchen. The overhead lighting is controllable by zone, allowing you to focus on preparing food, socialising, or simply relaxing in front of the TV.

Lounge Area

Room to organise your sofas and chairs around the feature wood burning stove that sits on a slate plinth and is recessed into the chimney, and to enjoy the wonderful scene from the corner window. The oak flooring from the hallway extends into the lounge and dining areas, creating a coordinated, stylish look.

Dining Area

Space for a family sized dining table and chairs, sat alongside the large sliding doors leading out to the terrace.

Kitchen

This German style, kitchen comprises of handleless cabinets, finished in gloss white at base level and have luxury stone work surfaces running over. Contrasting tones in a wood effect front the wall cabinets and provide accents to the base units. Integral appliances include an induction hob with a glass splashback and overhead extractor fan, an eye-level electric oven and grill, a tall fridge and freezer, dishwasher, and inset, one-and-half bowl stainless steel sink and drainer. Large format floor tiles with underfloor heating mats adorn the floor and an elegant pendant light hangs over the central kitchen island.

Utility

The utility room is fitted with wall and base units with contrasting work surfaces, and undercounter space and plumbing for a washing machine and a tumble dryer. There is an inset stainless steel sink and drainer, a built in microwave, tiled floor and a chrome heated rail.

Bedroom One

A double bedroom with a window to the side elevation overlooking the side garden and onwards to the fell.

Bedroom Two

This double bedroom is full of natural light coming from the windows to the side and rear elevations.

Bedroom Three

The third double bedroom has a window to the rear elevation onto the rockery garden and up to the fell.

Bathroom

A luxury bathroom with fully tiled elevations and a tiled heated floor, and comprising of a large walk-in-shower cubicle with thermostatic valve, wash-hand basin set in a vanity unit, and a low level WC. A large illuminated and heated mirror sits recessed above the sink, and a heated chrome towel rail, ceiling spots and extractor fan finished of the room.

Terrace

A wonderful place to sit out in the sun, enjoy the garden and the long views. Accessed from the dining area via sliding doors, the deck is laid with composite boards and a glass balustrade facilitates the views. Steps lead down into the garden.

Garden

Simply divine. The garden is a real show stopper, and as hard as it is to complete with the beauty of the surrounding Cumbrian fells and sea views, it does not disappoint. Carefully planned landscaping and beautiful planting makes a walk around the garden a discovery as you follow winding gravel paths to manicured lawns, rockeries, young woodland planting with specimen trees, and stocked borders. Various seating areas allows you take in different aspects and views of the surroundings during the day, and you will find a useful timber built wood store and a 10ft x 8ft timber work shed.

Detached Double Garage

The garage has an electric roller door for vehicular access and a side pedestrian door. Internally there is light and power, and the vaulted roof provides further storage opportunities. There is an electric vehicle charging point mounted externally on the side of the garage, and all the electrics are protected with a dedicated consumer unit. The driveway to the front of the garage and house is large enough to accommodate multiple vehicles.

Undercroft

Accessed via an external door and providing plenty of dry storage space for larger items. With light and power, and protected by it's own consumer unit.

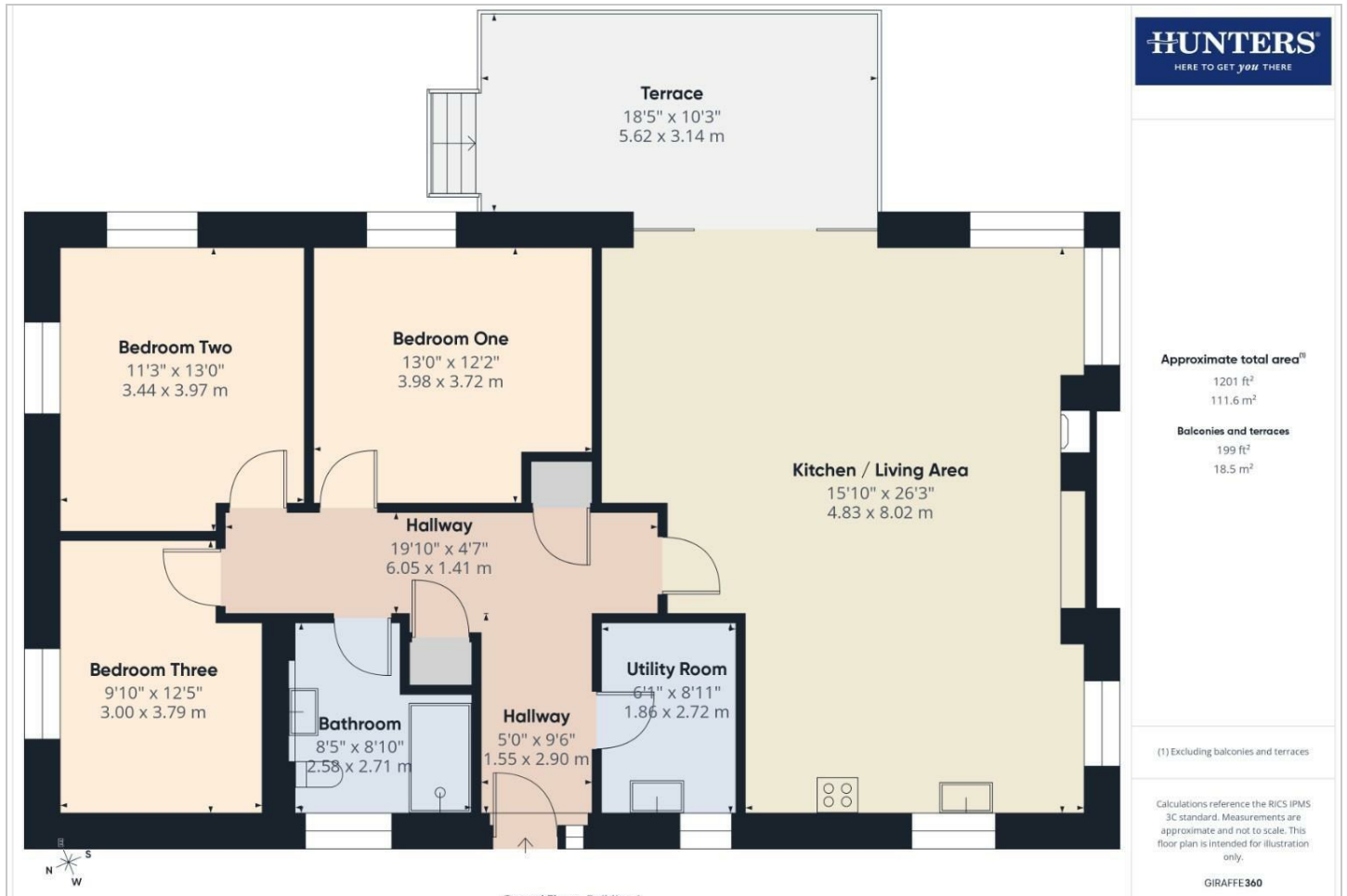
Views

The property borders onto drystone walled fields and Wart Barrow Fell. Moving down the fellside to the village you overlook the village hall sports field and local bowling club, and then into the longer distance are sea views of Morecambe Bay. Witness wonderful sunsets, clear night skies, and all the seasons that Cumbria will bring you.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan





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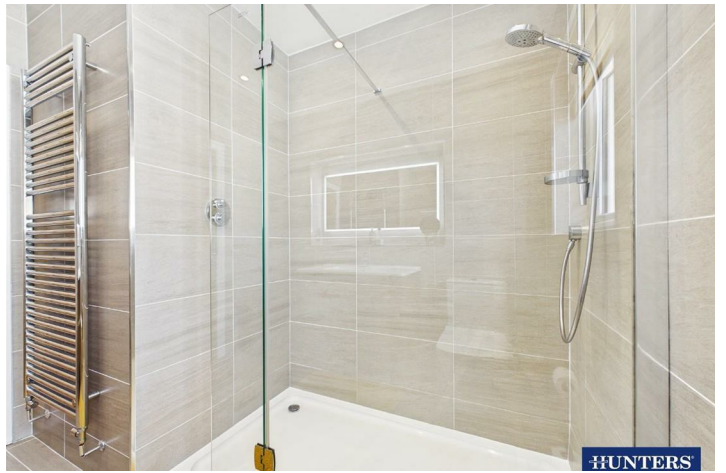
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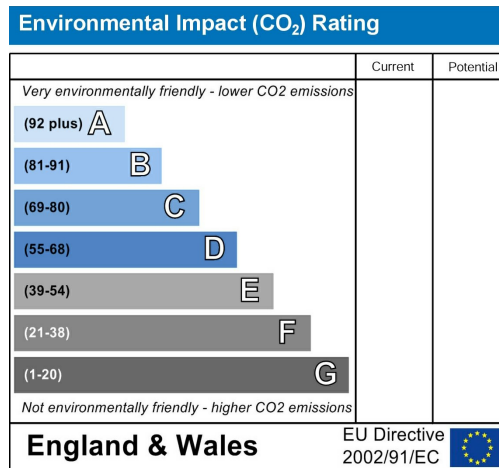
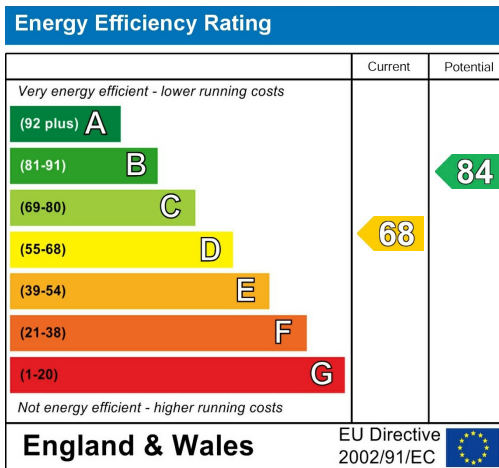


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Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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