



13 Templand Park, Allithwaite
£435,000





13 Templand Park

Allithwaite

A spacious detached property located in the village of Allithwaite, just a short walk from the well renowned Pheasant Inn and Restaurant, and conveniently placed for the village amenities which include a church, post office/store and primary school. Allithwaite is also within easy reach of the train stations at Kents Bank, Cark and Grange Over Sands. Nearby Cartmel village provides a secondary school and a variety of shops, pubs and dining experiences and the historic seaside town of Grange-over-Sands is just a short drive away.

The well proportioned property comprises a porch, sitting/dining room, kitchen, four bedrooms and a two bathrooms to the ground floor. The first floor offers a bedroom with fantastic views and ample loft space. The property benefits from double glazing and gas central heating.

Outside there are spacious gardens to the front and rear with views of the surrounding fields and hills from the rear garden. There is an out house and ample driveway parking.



- Detached property
- Ample loft space
- Sitting/dining room
- Conservatory
- Breakfast kitchen
- Double glazing and gas central heating
- Five bedrooms
- Generous gardens to front and rear
- Two bathrooms

GROUND FLOOR

PORCH

9' 3" x 6' 5" (2.81m x 1.95m)

Both max. Double glazed door, two double glazed windows, radiator, engineered Oak flooring.

HALLWAY TO KITCHEN

24' 10" x 14' 11" (7.56m x 4.56m)

Both max. Double glazed door, inner double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated double oven, gas hob with extractor/filter over, space for fridge freezer, integrated dishwasher, plumbing for washing machine, wine fridge, breakfast island, recessed spotlights.

SITTING/DINING ROOM

25' 0" x 17' 6" (7.62m x 5.34m)

Both max. Double glazed door to conservatory, double glazed window, two radiators, living gas flame fireplace.

CONSERVATORY

15' 7" x 11' 2" (4.74m x 3.41m)

Both max. Double glazed door, double glazed windows, radiator.

HALLWAY

22' 5" x 6' 0" (6.84m x 1.83m)

Both max. Understairs storage.

BEDROOM

20' 1" x 8' 8" (6.13m x 2.65m)

Both max. Double glazed window, radiator, recessed spotlights.



JACK & JILL BATHROOM

13' 1" x 8' 8" (3.99m x 2.64m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and jacuzzi bath, fully panelled walls, underfloor heating, recessed spotlights, tiled flooring.

BEDROOM

13' 3" x 9' 9" (4.05m x 2.96m)

Both max. Double glazed window, radiator.

BEDROOM

11' 11" x 7' 11" (3.64m x 2.41m)

Both max. Double glazed window, radiator

BEDROOM

9' 11" x 7' 3" (3.01m x 2.21m)

Both max. Double glazed window, radiator

BATHROOM

8' 1" x 7' 10" (2.47m x 2.40m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully panelled shower cubicle with thermostatic shower fitment and steam jets, fully panelled walls, extractor fan, recessed spotlights, tiled flooring.

FIRST FLOOR**LANDING**

3' 4" x 3' 0" (1.02m x 0.91m)

Both max. Access to loft.

BEDROOM

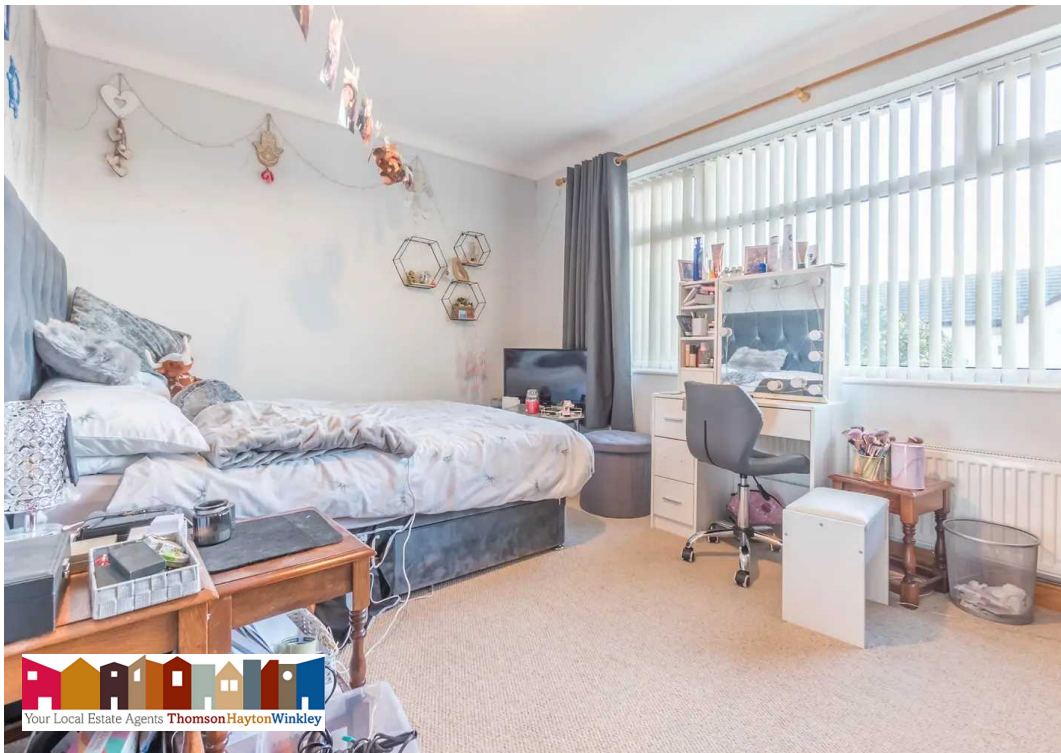
19' 8" x 8' 9" (6.00m x 2.67m)

Both max. Double glazed window, two radiators, eaves storage.

LOFT

Two double glazed Velux windows, boarded out, gas combination boiler.





OUTSIDE

A generous sized garden to the rear of the property with a lawn with stocked borders, patio seating area with space for garden furniture that would complement the far reaching views. The garage has been converted into an out house which gives ample storage. At the front of the property there is both a lawn and gravelled area with stocked borders and established hedges and small trees.

OFF ROAD

Driveway parking.

EPC RATING

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From the Grange office follow the Grange Fell Road until coming to a T junction, take a left followed by a right onto Wart Barrow Lane. Carry on following the road until you come to a junction, go straight across onto Green Lane then take a right onto Templand Park, follow the road round to the left and carry on going where number 13 is located on the right hand side.

WHAT3WORDS: [from.obstruct.credit](#)

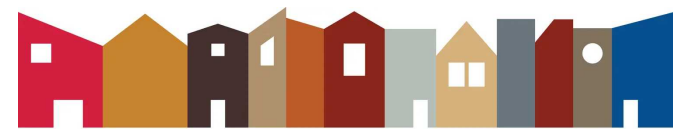




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