



Applecross Templands Lane, Allithwaite
£375,000



Applecross Templands Lane

Allithwaite

A well presented 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.

This inviting property presents a charming family home or appealing investment opportunity in the form of a 3-bedroom detached bungalow. Bright and spacious, the residence offers three reception rooms, comprising a comfortable sitting room, dining room, and a light-filled sunroom. The fully fitted kitchen provides access to a convenient utility room, while the three double bedrooms include an en-suite bathroom in the main bedroom with direct access to the sunroom. For further convenience, a four-piece suite bathroom and cloakroom are offered.

Outside, the property is surrounded by meticulously maintained gardens, featuring lush lawns, mature trees, hedges, and planted beds that evoke a sense of tranquillity. A raised terrace in the rear garden offers a perfect spot for relaxation and al fresco dining with ample space for garden furniture. To the front, garage parking and a driveway provide easy access and convenience for residents and guests alike. Embracing the allure of outdoor living, this property seamlessly combines practicality with natural beauty, making it an ideal retreat for those seeking a harmonious blend of comfort, style, and tranquillity. An opportunity not to be missed, this property beckons you to indulge in a lifestyle of ease and sophistication.

- Detached family bungalow
- A great first time buyers home or investment property
- Three reception rooms with a sitting room, dining room and sunroom
- Fully fitted kitchen with access to the utility room
- Three double bedrooms with the main having an en-suite bathroom and access to the sunroom
- A four piece suite bathroom and cloakroom
- Well kept gardens to the front and rear
- Garage and driveway parking
- Easy access to local towns and villages
- Stunning countryside walks on your doorstep

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.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND F

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 Applecross on the right.

WHAT3WORDS: ///boil.retailing.foiled





GROUND FLOOR

ENTRANCE HALL

18' 8" x 10' 2" (5.68m x 3.09m)

SITTING ROOM

18' 3" x 13' 2" (5.55m x 4.02m)

DINING ROOM

12' 8" x 10' 2" (3.86m x 3.10m)

KITCHEN

13' 1" x 9' 2" (4.00m x 2.80m)

UTILITY ROOM

5' 7" x 5' 6" (1.69m x 1.68m)

SUNROOM

11' 9" x 8' 11" (3.59m x 2.72m)

BEDROOM

11' 3" x 11' 2" (3.44m x 3.40m)

EN-SUITE

6' 10" x 6' 2" (2.08m x 1.89m)

BEDROOM

11' 11" x 9' 3" (3.63m x 2.82m)

BEDROOM

11' 11" x 8' 10" (3.63m x 2.69m)

BATHROOM

9' 6" x 5' 7" (2.90m x 1.70m)

CLOAKROOM

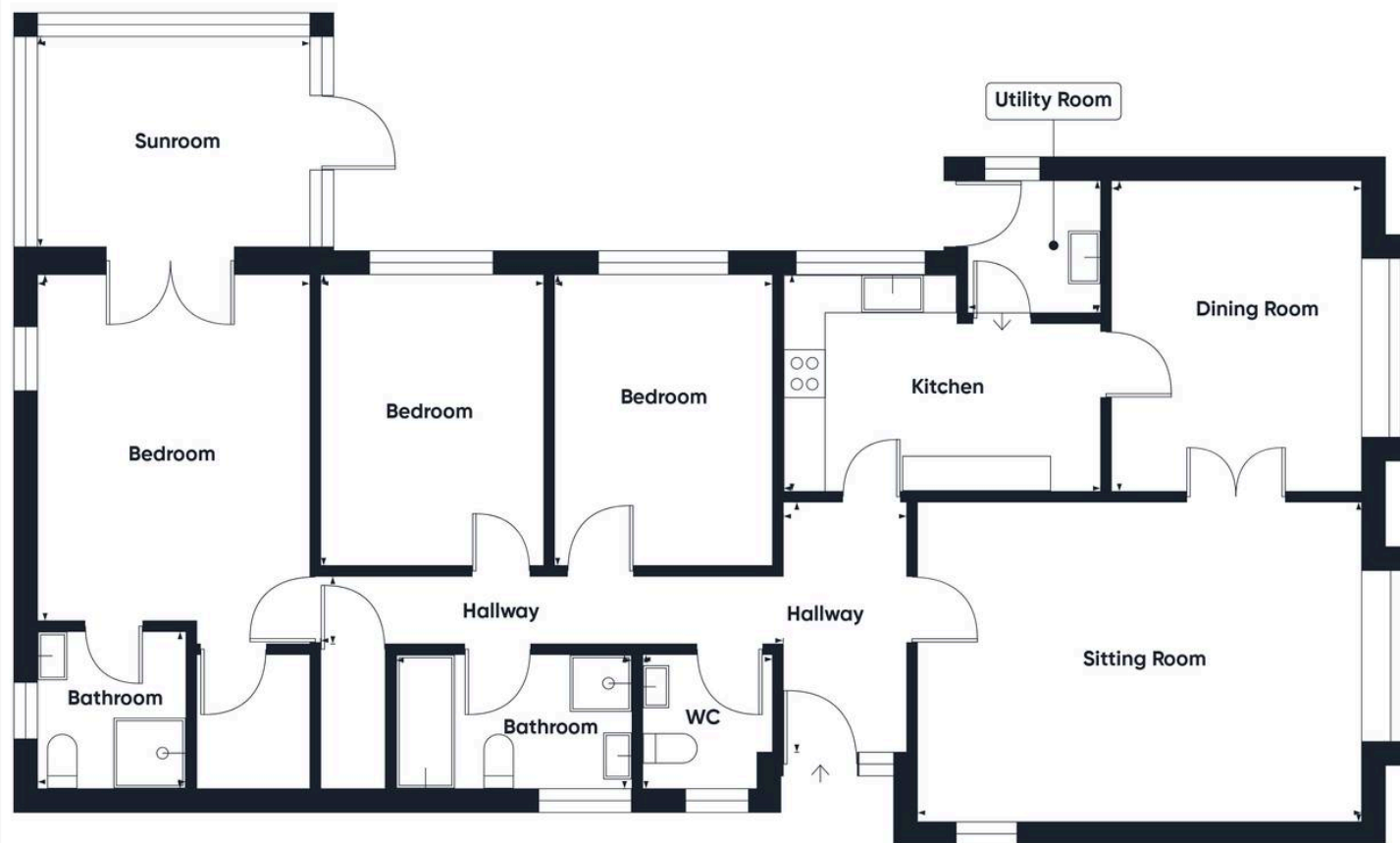
5' 7" x 5' 3" (1.69m x 1.61m)











Approximate total area⁽¹⁾

1293 ft²

120.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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