



Cragg View Barn, Holme Lane, Allithwaite
Asking Price £470,000

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Thomson Hayton Winkley



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An impressive detached barn conversion which has been extended and finished to a very high standard by the current owners. Having excellent kitchen, dining and living space, three bedrooms, bathroom, en suite, cloakroom, utility room, immaculate garden, garage and ample off road parking.







CRAGG VIEW BARN

A recently converted detached barn conversion with lovely countryside views situated on the fringe of Allithwaite village conveniently placed for the village amenities which include the well renowned Pheasant public house and restaurant, church 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 immaculately presented accommodation, which has been extended and renovated to an exceptionally high standard, briefly comprises excellent kitchen with Neff appliances, dining and living space with direct access to the patio and garden, utility room and cloakroom to the ground floor. Accessed via an oak staircase the first floor offers three bedrooms, with the main bedroom having an en suite shower room, two further bedrooms and a bathroom. This excellent property benefits from having triple glazing and gas central heating combining radiators with underfloor heating throughout, Karndean flooring, Burlington sanitary ware, Neff integrated appliances and Quartz worktops to kitchen and utility room.

Complimenting the property is well presented low maintenance outside space which includes ample driveway parking to the front of the house and garage, a paved patio and garden.

GROUND FLOOR

KITCHEN, DINING AND LIVING SPACE

25' 2" max x 17' 5" max (7.68m x 5.31m)

Entrance door, underfloor heating, French doors to patio, three windows, excellent range of framed shaker style base and wall units, Belfast sink, two built in ovens, Island with induction hob and built in downdraught extractor fan, integrated fridge and dishwasher, bespoke pantry housing built in microwave, fitted dining bench with storage, pendant lighting to dining area, bespoke panelling to wall, wall lights, recessed spotlights, feature oak staircase to first floor.

UTILITY ROOM

10' 6" x 5' 8" (3.22m x 1.75m)

Stable door, integrated freezer, larder unit, plumbing for washing machine, space for tumble dryer, recessed spotlights, extractor fan.

CLOAKROOM

4' 7" x 4' 3" (1.40m x 1.30m)

Window, two piece suite comprises W.C. with polished chrome low level cistern and wash hand basin to vanity, fitted mirror, partial panelling to walls, recessed spotlights, extractor fan.

STORE

4' 3" x 2' 10" (1.30m x 0.88m)

Gas combination boiler, fitted coat hooks, recessed spotlight.





FIRST FLOOR

LANDING

9' 4" x 3' 3" (2.85m x 1.00m)

Window, recessed spotlights, access to partially barded loft with lighting and drop down ladder.

BEDROOM

12' 6" x 12' 2" (3.82m x 3.71m)

Two windows, wall mounted bedside lighting.

EN SUITE

7' 4" x 4' 10" (2.24m x 1.48m)

Window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror, recessed spotlights, extractor fan, built in electric toothbrush charger, tiling to walls.

BEDROOM

10' 4" x 8' 7" (3.16m x 2.63m)

Window.

BEDROOM

8' 7" x 6' 8" (2.64m x 2.04m)

Window.

BATHROOM

8' 4" x 4' 10" (2.55m x 1.48m)

Window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and roll top bath on ball and claw feet with mixer shower and thermostatic shower over, fitted mirror, recessed spotlights, extractor fan, tiling to walls.

OUTSIDE

The front of the house has a dual entrance/exit driveway. There is ample parking along the side of the property leading to the garage together with a water supply. The rear garden, which takes full advantage of the beautiful view, includes a paved patio area which is not overlooked together with a decorative artificial lawn and a well stocked raised bed.

GARAGE

22' 2" max x 10' 4" max (6.78m x 3.17m)

Up and over door, pedestrian door, single glazed window, light and power.

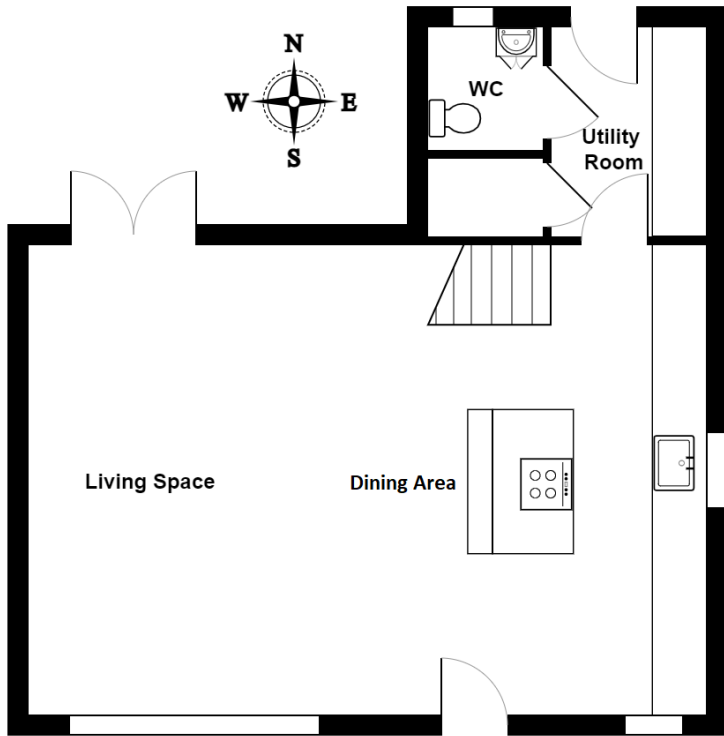
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

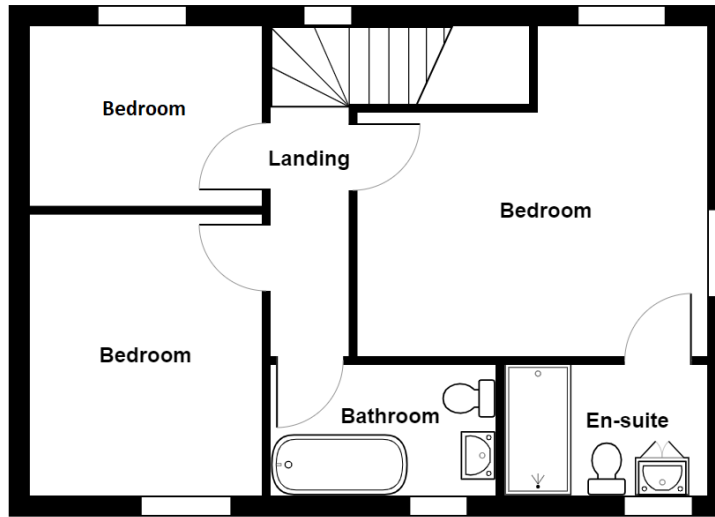
COUNCIL TAX BANDING

Currently band E as per the Valuation Office website.





Ground Floor



First Floor

Cragg View Barn, Holme Lane, Allithwaite

Total Area: 89.5 m² ... 963 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Grange in the direction of Allithwaite (B5277). Pass the entrance to Jack Hill on the left as you merge in to Holme Lane. Cragg View Barn is then located on the right opposite the property which was formerly Yakkers public house.

WHAT3WORDS:

delighted.barrel.trinkets

Important Notice

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