



2 Almond Bank, Flookburgh Road, Allithwaite  
Asking Price £220,000

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**Thomson Hayton Winkley**



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A well presented semi detached house located in Allithwaite conveniently placed for Cartmel village and Grange-over Sands. Having a sitting room and dining kitchen to the ground floor, two bedrooms and a bathroom on the first floor, basement bedroom/study, garden, yard and store.







## 2 ALMOND BANK

A well proportioned semi detached period residence with far reaching bay and countryside views. Situated on the fringe of Allithwaite village, just a stones throw 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 beautifully presented accommodation, which has been updated by the current vendors to create a desirable home, retaining the original fireplaces and also to include cast iron style radiators, bespoke kitchen fixtures and a freestanding roll top bath, briefly comprises porch, sitting room, dining kitchen, two bedrooms, each with lovely views, bathroom and basement bedroom/study. There is also useable fully boarded loft space with drop down ladder access. The property benefits from double glazing and gas central heating.

Outside has a delightful enclosed patio garden and a yard with storage. On road and layby parking applies.

This charming property would make an ideal first home or business investment.

## GROUND FLOOR

### PORCH

3' 1" x 2' 8" (0.95m x 0.83m)

Double glazed door to patio garden, fitted coat hooks and shelving, tiled flooring.

### SITTING ROOM

13' 6" max x 10' 6" max (4.12m x 3.22m)

Single glazed door to porch, double glazed window, traditional cast iron style radiator, traditional cast iron fireplace with tiled hearth, cornice, picture rail, dado rail, exposed floorboards.

### DINING KITCHEN

13' 8" max x 13' 5" max (4.18m x 4.09m)

Double glazed door to yard, two double glazed windows, traditional cast iron style radiator, traditional stone open fireplace, good range of base and wall units, Belfast sink, built in oven, electric hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine, bespoke fitted shelving, tiled splashbacks, exposed floorboards.





## FIRST FLOOR

### LANDING

6' 7" x 2' 7" (2.02m x 0.79m)

Double glazed window, access to fully boarded loft space with lighting and drop down ladder.

### BEDROOM

13' 6" max x 10' 7" max (4.13m x 3.23m)

Two double glazed windows with bay views, traditional cast iron style radiator.

### BEDROOM

13' 6" max x 6' 5" max (4.13m x 1.98m)

Double glazed window with countryside views, traditional cast iron style radiator, partial decorative panelling to wall.

### BATHROOM

8' 0" x 6' 7" (2.45m x 2.02m)

Double glazed window, heated towel radiator, three piece suite comprises W.C., wash hand basin to vanity and freestanding roll top bath on ball and claw feet with traditional style shower head over, built in cupboard housing gas combination boiler, partial panelling to walls, partial tiling to walls, fitted shelving, tiled flooring.

## BASEMENT BEDROOM/STUDY

11' 0" max x 10' 11" max (3.37m x 3.34m)

Restricted height, double glazed window, traditional cast iron style radiator, fitted desk and shelving, wall lights.

## OUTSIDE

There is a delightful enclosed patio garden and a private yard with lock up store and fuel storage. On road parking and/or lay-by parking applies.

## SERVICES

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

## COUNCIL TAX BANDING

Currently Band B as per the Valuation Office website.





2 Almond Bank, Flookburgh Road, Allithwaite, Grange-over-Sands

Total Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup>

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		
69-80	C		80   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

### DIRECTIONS

Leave Grange in the direction of Allithwaite (B5277) continuing through the village towards Flookburgh. 2 Almond Bank is accessed via steps Immediately opposite the Car Park sign at the Pheasant Inn.

### WHAT3WORDS:

heightens.jolly.elect

Your Local Estate Agents  
**Thomson Hayton Winkley**



Kendal Office  
112 Stricklandgate  
Kendal  
T. 01539 815700  
E.kendal@thwestestateagents.co.uk

Windermere Office  
25b Crescent Road  
Windermere  
T. 015394 47825  
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office  
Palace Buildings  
Grange-over-Sands  
T. 015395 33335  
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office  
29 Main Street  
Kirkby Lonsdale  
T. 015242 71999  
E.kirkby@thwestestateagents.co.uk

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