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## Wynsmead Allithwaite Road

Grange-Over-Sands, LA11 7SB

Offers In The Region Of £255,000



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# Wynsmead Allithwaite Road

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## Offers In The Region Of £255,000



*Perfectly positioned on the fringes of the highly desirable village of Cartmel, this characterful semi-detached property offers an exciting opportunity for those looking to modernise and create a bespoke home. The accommodation is complemented by a generous driveway, a detached garage, and a well-sized rear garden boasting scenic views toward Hampsfell, all while being situated within easy walking distance of the local secondary school and the village centre. Renowned for its historic charm and vibrant atmosphere, Cartmel provides an exceptional lifestyle with its independent shops, traditional public houses, and world-renowned restaurants like L'Enclume, as well as being home to the famous racecourse and its iconic sticky toffee pudding.*

Step inside this charming semi-detached home and you are immediately welcomed into a central hallway that sets the tone for the rest of the property, showcasing character and warmth throughout. To the front, the inviting lounge features a beautiful bay window that fills the room with natural light, perfectly complementing the original features and exposed wood floorboards underfoot.

Moving through, the dining room offers a wonderful space for entertaining, again benefiting from a bay window and a seamless flow that makes it ideal for both everyday living and special occasions. The kitchen sits to the rear of the property and is well laid out, with open access to a useful utility area, providing additional storage and practicality. A convenient ground floor WC is also located off the hallway.

Upstairs, the first floor hosts three bedrooms. The master bedroom features a bay window and built in wardrobes, the rear bedroom presents an outlook over open countryside and the garden. Bedroom three is front facing, great home office or bedroom. A wet room with built in cupboard which houses the boiler completes the first floor accommodation.

Externally, to the front, there is off-road parking, while to the rear you will find a private garden that enjoys peaceful countryside views, perfect for relaxing, outdoor dining and for keen gardeners. A detached garage located to the rear provides excellent additional storage or workshop space.

Situated on the fringes of Cartmel Village, this home enjoys the best of both worlds, peaceful surroundings with the convenience of being within walking distance of the village's independent shops and world-renowned restaurants.

This is a wonderful opportunity to acquire a characterful home in a highly sought-after location.

### Entrance Porch

6'10" x 1'11" (2.1 x 0.6)

### Ground Floor W/C

2'11" x 3'11" (0.9 x 1.2)

### Lounge

10'5" (11'9") x 12'5" (3.2 (3.6) x 3.8)

### Dining Room

14'9" x 9'2" (10'9") (4.5 x 2.8 (3.3))

### Kitchen / Utility Room

14'5" x 7'10" / 9'10" (4.4 x 2.4 / 3.0)

### First Floor Landing

extends to 9'6" (extends to 2.9)

### Bedroom One (Front)

13'5" x 11'9" (4.1 x 3.6)

### Bedroom Two (Rear)

12'9" x 9'10" (10'9") (3.9 x 3.0 (3.3))

### Bedroom Three (Front)

7'6" x 6'10" (2.3 x 2.1)

### Wetroom / Bathroom

7'10" x 5'6" (7'6") (2.4 x 1.7 (2.3))

### Garage



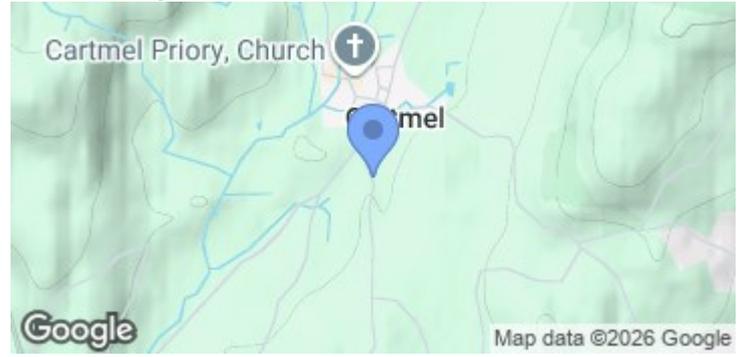
- Near to Village of Cartmel
  - Detached Garage
  - Kitchen with Utility Area
  - Off Road Parking
- Country-Side Views to Rear
- Close to world-renowned restaurants like L'Enclume
  - Local Independent Shops
  - Council Tax Band D



### Road Map



### Terrain Map



### Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

