

# Finest

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Templands Lane | Allithwaite | Grange-Over-Sands

Yew Trees



# “A Characterful Stone Barn with 1.59 Acres, Countryside Views and Exceptional Potential”

## The Property

Yew Trees is a substantial converted stone barn occupying a delightful position within the sought-after village of Allithwaite, surrounded by rolling countryside yet within easy reach of Cartmel, Grange-over-Sands and the Lake District National Park. Believed to originate from a traditional Cumbrian bank barn dating from before 1850, the property retains a wealth of historic character, combining exposed stonework, impressive timber beams and generous proportions with the practicality required for modern family living.

The approach immediately establishes the property's individuality. Behind a broad stone-flagged courtyard, the handsome stone façade is softened by mature planting and framed by open countryside beyond. Stepping through the arched entrance door, you are welcomed into an impressive reception hall where exposed stone walls, substantial roof timbers and an oak staircase create a memorable sense of arrival. Natural light filters through high-level windows, drawing attention to the scale and craftsmanship of the original structure.

The principal reception rooms are arranged to make the most of both the building's proportions and its rural outlook. The sitting room extends to almost twenty-nine feet in length and enjoys a dual aspect, with views across the gardens and surrounding landscape. Exposed beams serve as a reminder of the property's agricultural origins, while the room itself offers ample space for both entertaining and everyday family life. Adjoining this is a well-proportioned dining room, ideally placed for more formal occasions and family gatherings alike.

The breakfast kitchen provides a practical working space with direct access to the hall, a cloak room/WC and reception rooms, while a separate snug offers valuable flexibility as a home office, reading room or additional sitting area.



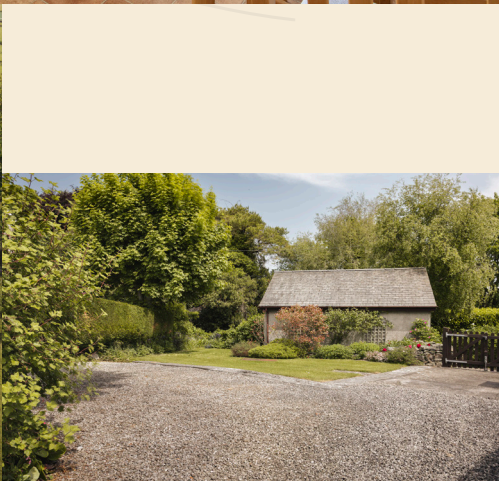
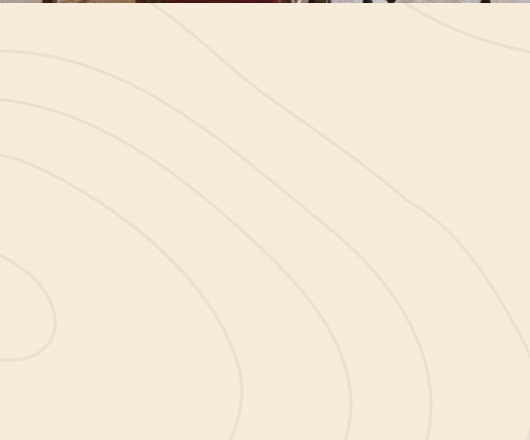
A conservatory extends the living accommodation further, creating a pleasant vantage point from which to enjoy the gardens throughout the seasons.

The bedroom accommodation is arranged within a separate wing, creating a distinct division between living and sleeping spaces. Occupying its own section of the house, the principal bedroom enjoys attractive views towards Morecambe Bay and benefits from generous proportions, fitted storage and the use of a dedicated shower room. Two further double bedrooms are served by a family bathroom, while a secondary kitchen area offers additional flexibility for guest accommodation, multi-generational living or future adaptation, subject to any necessary consents.

Throughout the property, exposed beams, deep-set windows and original stonework create a tangible connection to the building's heritage. The current arrangement offers comfortable accommodation while also presenting an opportunity for a future owner to further enhance and personalise the property.

In addition to the existing accommodation, the property retains undeveloped loft spaces and useful understore areas which offer considerable scope for further enhancement and reconfiguration, subject to the necessary consents. These spaces reinforce the property's appeal for buyers seeking not only a characterful home, but also the opportunity to shape and expand it over time.





Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Oil central heating | Mains electric | Mains water | Drainage to septic tank

Postcode    Council Tax    EPC    Tenure

LA11 7QX

Band G

Rating TBC

Freehold

# Floor Plans



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Viewings Strictly by Appointment



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