Finest

finest.co.uk

Allithwaite | Grange-Over-Sands

7 Boarbank Farm

“A beautifully renovated stone house with exceptional views across Morecambe Bay”

The Property

Occupying an enviable position within the sought after village of Allithwaite, 7 Boarbank Farm is a beautifully renovated stone-built home enjoying magnificent views across Morecambe Bay and the surrounding countryside. Carefully refurbished throughout during 2023 and 2024, the property combines the character of its original fabric with thoughtfully designed contemporary interiors, creating a bright and highly individual home.

The house is entered through a welcoming entrance hall where the generous ceiling height establishes an immediate sense of space. Oak doors and engineered oak flooring continue throughout the principal accommodation, while the carefully considered renovation has introduced excellent levels of natural light.

The heart of the house is an impressive open plan kitchen, dining and sitting room. The kitchen is fitted with shaker-style cabinetry beneath quartz work surfaces and centred around a substantial island providing additional preparation space and informal seating. A range-style cooker sits within a recessed cooking area, while a useful walk-in pantry offers excellent additional storage.

Steps lead naturally down into the dining and sitting area, where full-height bifold doors open directly onto the terrace and frame far-reaching views towards Morecambe Bay. The room is wonderfully light throughout the day, while a substantial stone fireplace with a wood-burning stove provides warmth and character, creating a superb space for both everyday living and entertaining.

Beyond the main hallway is a well-appointed utility room.

The ground floor also accommodates two generous double bedrooms together with a beautifully appointed family bathroom with walk in shower.

The accommodation is arranged over two separate first floor areas, enhancing the flexibility of the house. From the principal staircase rising from the entrance hall, the main bedroom occupies its own private suite. Generous in scale and filled with natural light, the principal bedroom enjoys elevated views and is served by a luxurious en suite, complete with a freestanding bath, walk-in shower and elegant large-format porcelain tiling.

A second staircase, positioned beyond the rear hallway, rises to an entirely separate first floor comprising a spacious study, ideal for home working, together with access to an exceptionally large attic room. Currently used for storage, this substantial space presents excellent future potential, subject to any necessary consents.

Google Maps

what3words

///weekend.yummy.dogs

Wayleaves, Easements & Rights of Way

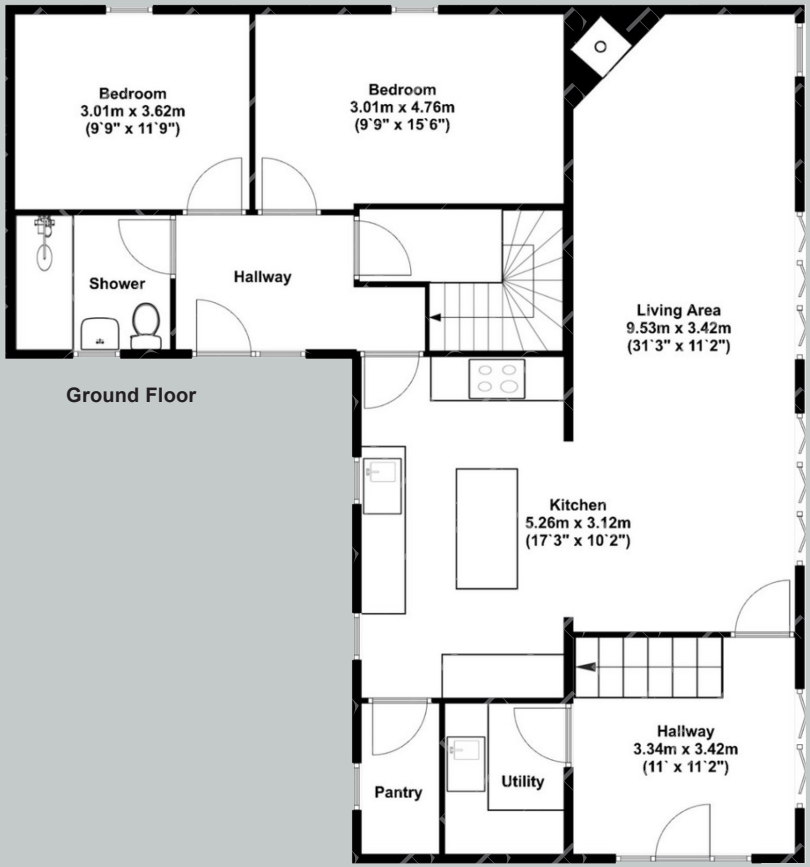
The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode	Council Tax	EPC	Tenure
LA11 7QU	Band F	Rating C	Freehold

Services

Gas central heating. Mains electricity, water and drainage.

Floor Plans



Total area: approx. 174 sq. metres (1873 sq. feet)

Finest

Viewings Strictly by Appointment

The Property Ombudsman

finest.co.uk

15 Market Place | Corbridge | Northumberland | NE45 5AW
0330 111 2266 | contact@finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.