



## Grange-over-Sands

Guide Price £170,000+ (plus fees)

The Old Joiners Shop & The Flat, Main Street, Grange-over-Sands, Cumbria, LA11 6AB

For Sale by Public Auction  
Thursday 17th July 2025 at 12 noon  
By Auction House, Cumbria - Tel: 01228 510552

A very interesting prospect.

A 2 Bedroom Ground Floor Flat centrally located with parking. Comprising Open Plan Living/Dining/Kitchen, 2 Bedrooms, modern Bathroom, Parking for one and Garden Area.

The First Floor Flat has bags of potential and comprises Hallway, Kitchen, Bedroom, Bathroom, Living/Dining Room, stairway to 3 Attic Rooms with reduced head height and Private Parking Space.

### Quick Overview

Ground floor Flat – 2 Bedrooms  
First Floor Flat - Bedroom plus Attic Rooms  
Central Location  
Close to many amenities  
Modern Bathrooms  
Ground Floor Flat has a Garden Area  
1 Parking Space each  
Potential to improve  
Superfast Broadband



2



1



1



D



Superfast  
Broadband



1 Parking Space  
each

Property Reference: G2853



The Old Joiners Shop - Open Plan Living/Dining Room



The Old Joiners Shop - Kitchen



The Old Joiners Shop - Bedroom 1



The Old Joiners Shop - Bathroom

### Description

The Old Joiners Shop - The front door opens directly into the Open Plan Living Area which has a modern wall mounted electric fire, twin windows with deep sills and wood effect laminate flooring. There is ample space for both dining and living furniture. Open to the Kitchen which is furnished with a good range of off-white wall and base cabinets with 1½ bowl stainless steel sink unit, integrated electric oven and freestanding dark red fridge freezer. Off the Living Area is cosy Double Bedroom 2 and also an Inner Lobby giving access to the larger Bedroom 1 and Bathroom. The Bathroom is spacious and fitted with a modern white suite comprising WC, pedestal wash hand basin and L shaped bath with shower over. There is also plumbing for a washing machine.

Outside there is a Parking space for one car directly outside the front door.

The Flat - The external stone steps lead to the wide front door which opens into the Hallway. The Hallway is L shaped and houses the wall mounted central heating boiler and an airing cupboard. The Kitchen is compact with a rear aspect and is furnished with white wall and base cabinets incorporating the 1½ bowl stainless steel sink unit. Free standing electric cooker, fridge freezer and washing machine all included. The Bathroom has a narrow window and modern white suite comprising WC, pedestal wash hand basin and L shaped bath with shower over. Fitted storage cupboard and tiled walls. The well-proportioned Bedroom has twin windows to the front and was formerly two bedrooms. The Living/Dining Room is a lovely room, generously proportioned with vaulted ceiling and dual aspect. There are some impressive exposed beams and a charming high level window.

Open staircase to the mezzanine level. This level has reduced head height and is largely undeveloped but currently consists of 3 'rooms'. The 'Office' room has extensive eaves storage and 'Velux' window.

Outside there is a Parking space for 1 car.

**Location** Fantastic, central location yet just slightly tucked away. The Flat and Joiners Shop enjoys easy access to the town centre where a variety of individual shops, cafes, post office can be found. Grange is well served by amenities including Primary School, Post Office, Library, Medical Centre, Railway Station, Cafes, Shops & Tearooms. Famous for the picturesque, mile long, level, Edwardian Promenade and wonderful Ornamental Gardens. Grange is conveniently situated just 15 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the properties follow Main Street to the mini-roundabout at the top bearing right. Half way along this short one way street, turn left just before Barista Brothers Coffee Shop and the properties can be found directly ahead.

### Accommodation (with approximate measurements)

#### The Old Joiners Shop

Living/Dining Room 23' 6" x 11' 3" (7.16m x 3.43m)

Kitchen Area 7' 3" x 6' 11" (2.21m x 2.11m)

Bedroom 2 10' 0" x 9' 1" (3.05m x 2.77m)

Bedroom 1 13' 1" x 9' 11" (3.99m x 3.02m)

Bathroom



**The Flat**  
**Hallway**  
**Kitchen** 8' 11" average x 6' 4" (2.73m average x 1.95m) 16' 0" x 8' 10"  
**Bathroom**  
**Living/Dining Room** 19' 10" max x 14' 11" max (6.07m max x 4.57m max)  
**Bedroom** 16' 0" x 8' 10" (4.89m x 2.70m)  
**Attic/Store Room** 9' 11" x 9' 3" (3.04m x 2.82m) limited head height  
**Attic/Store Room** 9' 11" x 9' 9" (3.03m x 2.99m) limited head height  
**Attic/Store Room** 10' 1" x 8' 7" (3.08m x 2.64m) limited head height

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

**Council Tax:** Both Properties are Band B. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/chair.dined.bookcases>

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £550 - £600 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

**Disclaimer:** All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

\*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on [26.06.2025].



The Old Joiners Shop - Courtyard and Parking



The Flat - Living/Dining Room



The Flat - Kitchen



The Flat - Bedroom