

**HACKNEY  
& LEIGH**  
Sales



Yewcliffe, Charney Road, Grange-over-Sands, Cumbria

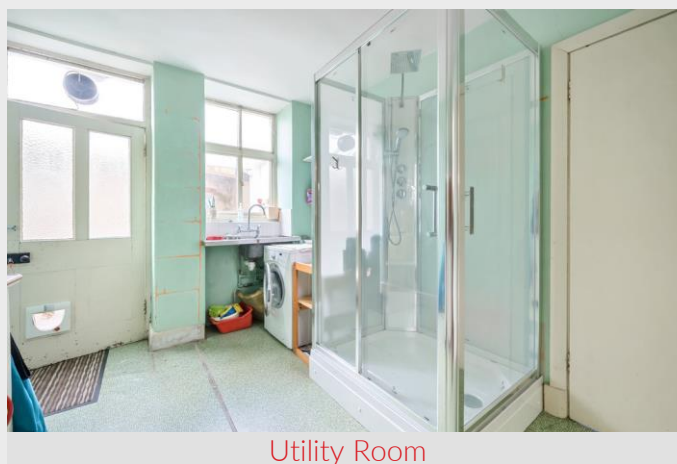
[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)



Views to Morecambe Bay



Entrance Porch



Utility Room

## Grange-over-Sands

£700,000

Yewcliffe

Charney Road

Grange-over-Sands

Cumbria

LA11 6BP

Yewcliffe is a substantial, Detached Victorian property set in approx ½ an acre and is now ready for a new owner to bring this super Family Home into the 21st century! With many features of the era still retained and benefiting from some magnificent Bay views and delightful Gardens. This versatile property provides many opportunities!!

Comprising, Large Entrance Porch, Separate WC, Utility Room, Dining Hall, Morning Room, Lounge, Breakfast Kitchen, Pantry and Covered Yard with Stores off; 3 Cellar Rooms; 4 Double Bedrooms, Bathroom, Shower Room and Linen Room on the First Floor and 3 Attic Rooms. Outside: Garage, Workshop, Parking and Gardens! Viewing is highly recommended.

**Description** Yewcliffe really is very special indeed. It is difficult to convey the beauty of the place in a few words - viewing is essential.

This wonderful, Detached, incredibly spacious and versatile Victorian Family Home with superb features of the era such as high ceilings, sash windows, deep skirting boards, original doors, cellars, generously proportioned rooms and corniced ceilings to name just a few. This elegant property is captivating and presents a very exciting opportunity for those with a little vision and a drive to restore this beauty to its full former glory. It is very easy to fall in love with!!

With accommodation over 4 floors this home is very versatile - ideal perhaps for those working from home, those with a dependent relative or those with a larger family.

Owned and very much loved by the same family for almost 50 years, Yewcliffe is now available on the open market and really is a treat. It is fair to say that now, here and there are some areas that need attention and the current keepers of the property are the first to admit this - sadly, in order for Yewcliffe to have the future it deserves it must now find new owners.

One thing that certainly does not need any attention whatsoever and something money can't buy are the views. The breath-taking, panoramic, sublime, far-reaching views of the ever changing sands of Morecambe Bay and to the fells in the distance are utterly splendid.

The main door leads into the very spacious Entrance Porch with wonderful, original Victorian tiled floor and side window. Off the Hall is a useful WC with wash hand basin and Utility Room (shower to be removed) with external door to the Covered Yard and door to the Kitchen. The Covered Yard has access to a Store Room, Coal Shed and outdoor WC. External doors leads to the front and side of the property.

From the Entrance Porch, a stunning, original, wooden door leads into the Dining Hall. This impressive Dining Hall has a large walk-in bay window with views towards Morecambe Bay and the beautiful Magnolia Tree just outside the window. Original stripped floorboards, arched recess, high corniced ceiling, picture rail and corner stove. The stunning original stair case with ornate spindles and balustrades leads to the First Floor.

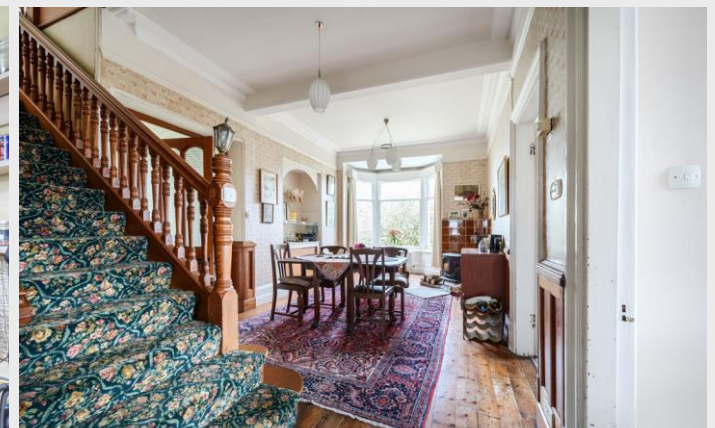
The Morning Room, currently used as a music room enjoys a dual aspect and wonderful Bay views! Original tiled, corner fire place with open fire (not in use). Next door is the Lounge, a superb, sunny, airy and spacious room with the most splendid Bay views from the walk-in bay window and glazed door. Many a happy hour could be passed here just gazing at



Breakfast Kitchen



Pantry



Dining Hall



Bedroom 1



Bedroom 2



Morning Room

the ever-changing sands of Morecambe Bay. Open fire.

The Breakfast Kitchen has a range of older style wall and base units and double sink unit. Lovely red gas Aga and 2 side windows. Off the Kitchen is a super walk in Larder with original cold slab and side window. From the Utility Room, stairs lead down to the Cellar Rooms. There are 3 separate rooms, all with excellent head height, 2 with windows and 1 with original cold slab and gas central heating boiler. Currently used as storage/hobbies rooms, but obviously there are many possibilities for this floor.

From the Dining Hall the splendid staircase with wide shallow steps and most attractive spindles leads to the very spacious, split level Landing with half height wooden wall panelling, large side window providing delightful views towards Eggerslack Woods. Possibly the most impressive landing in Grange!

The Bathroom is larger than the average double bedroom and has an airing cupboard which houses the hot water cylinder and a 3 piece white suite comprising WC, pedestal wash hand basin and bath. Next door is a Linen Room! The size of a study or single bedroom with window, this is an incredibly

useful storage room. There is also a small room on the other side with a separate shower.

Bedroom 1 is a wonderful room of exceptional proportions with some of the most wonderful Bay views Grange has to offer. Wash hand basin. Bedroom 2 is a second well proportioned double room with a dual aspect and similar, superb Bay views. Bedroom 3 is also a very spacious double bedroom with side aspect and wash hand basin. Bedroom 4 has a side aspect of the gorgeous magnolia tree and partial Bay views and is the smallest, yet still averagely sized double bedroom!



Lounge

From the spacious Landing a door leads up to the Attic Rooms. The first Room has a feature arch window with rear aspect and steps leading up to a central portion where there are 2 large areas of eaves storage either side. This then leads into a larger room with some reduced head height and 'Velux' window and further eaves storage and door to the final, largest Attic Room with - there is clearly lots of potential here.

Outside there is a Garage with metal up and over door, power and light. Next to the Garage is a very spacious Workshop, also with power, light and work bench. (The Workshop possibly has an asbestos roof). Ample Parking for several cars.

The Gardens are an absolute joy and have been well maintained. To the rear is an area of lawn, planted rockery and beautiful, old, Yew Tree? To the side is the super Magnolia tree and limestone steps and gravelled pathway which leads to the front garden. To the front there is a sunny paved area from which to sit and soak up the relaxing and truly incredible Bay views. Stone steps lead down to the main Garden where there is a large level lawn - a wonderful space for entertaining or letting the kids run wild! Enclosed by a well kept mature hedge with colourful heather at the base. Beyond this is a large level area previously used as a productive vegetable plot and beyond this is an unused



Bedroom 3



Bathroom

lawned walkway.

**Location** Charney Road is a popular, leafy, residential road approximately half a mile from the town centre where amenities such as Medical Centre, Library, Post Office, Railway Station, Shops/Cafes and Tea Rooms can be found along with the picturesque Edwardian Promenade. The excellent local Primary School is just down the road and the Secondary School at Cartmel is just 2 miles away. Ideally situated for wonderful walks from the door step with local woodland walks and the top of stunning Hampsfell being only around 20-25 minutes on foot! Approximately 20 minutes

from Junction 36 of the M6 Motorway and a similar distance from the foot of Lake Windermere.

To reach the property from Grange Town Centre proceed up Main Street and bear right at the mini roundabout into the one way system. At the crossroads go straight ahead into Grange Fell Road. Go past the Library and proceed up the hill taking the sixth right into Charney Road. Follow the road for approx 400 yards and Yewcliffe can be found on the right hand side.

#### Accommodation (with approximate measurements)

**Entrance Porch** 13' 1" x 8' 2" (3.99m x 2.49m)

**Cloakroom**

**Utility Room** 10' 5" x 8' 10" (3.18m x 2.69m)

**Breakfast Kitchen** 17' 10" x 12' 6" max (5.44m x 3.81m max)

**Pantry** 10' 6" x 7' 3" (3.2m x 2.21m)

**Dining Hall** 19' 4" into bay x 10' 10" max (5.89m into bay x 3.3m max)

**Morning Room** 14' 7" x 13' 8" (4.44m x 4.17m)

**Lounge** 18' 1" into bay x 16' 11" (5.51m into bay x 5.16m)

**Covered Yard**

**Store 1**

**Coal Shed**

**Outside WC**

**Cellar Room 1** 13' 10" x 12' 11" (4.22m x 3.94m)

**Cellar Room 2** 13' 10" x 6' 11" (4.22m x 2.11m)

**Cellar Room 3** 9' 9" x 9' 5" (2.97m x 2.87m)

**Bathroom**

**Linen Room**

**Shower Room**

**Bedroom 1** 16' 10" x 14' 4" (5.13m x 4.37m)

**Bedroom 2** 14' 8" x 13' 10" (4.47m x 4.22m)

**Bedroom 3** 17' 5" x 12' 7" (5.31m x 3.84m)

**Bedroom 4** 11' 1" x 11' 0" (3.38m x 3.35m)

**Attic Room 1** 14' 0" x 10' 9" (4.27m x 3.28m)

**Attic Room 2** 17' 5" max x 16' 6" max and 9' 6" min (5.31m max x 5.04mm max and 2.90m min) some limited head height

**Attic Room 3** 14' 9" x 9' 6" (4.5m x 2.9m) with some limited head height



Garden



View towards Eggerslack Woods



**Garage** 28' 3" x 7' 10" (8.61m x 2.39m)

**Workshop** 27' 8" x 8' 2" (8.43m x 2.49m)

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

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

\*Checked on <https://checker.ofcom.org.uk/> 02.04.24 not verified

**Council Tax:** Band G. Westmorland and Furness Council.

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

**What3words** <https://what3words.com/>

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



Garden

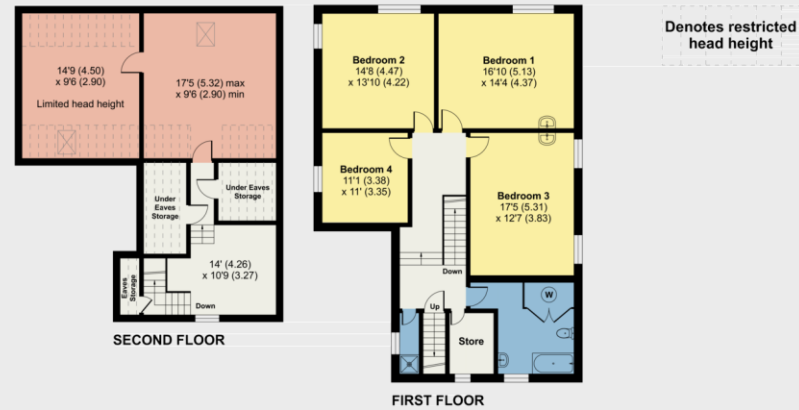


# Yewcliffe, Charney Road, Grange-Over-Sands, LA11

Approximate Area = 3488 sq ft / 324 sq m (excludes undercover yard)  
 Limited Use Area(s) = 303 sq ft / 28.1 sq m  
 Garage = 225 sq ft / 20.9 sq m  
 Outbuildings = 290 sq ft / 26.9 sq m (excludes store)  
 Total = 4306 sq ft / 399.9 sq m



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1106235