





Grange-Over-Sands

£975,000

73, 75 & Priory Studio

Priory Lane

Grange-over-Sands

Cumbria

LA11 7BJ

Wow - 3 in 1! Spacious 3 Bedroom Maisonette, Ground Floor well proportioned 1 Bedroom Apartment and Studio Annexe. This incredible prospect will particularly appeal to those with a dependent relative or those looking for an additional income. No 73 & 75 have superb Bay views and the individual properties are spacious, light and versatile. Early viewing is highly recommended.

Description This property is such a rare and unique prospect. Three properties in one! Without a doubt it will appeal to those who have a dependent relative with 2 properties for them to choose from. This 'property' is utterly perfect for this. Everyone has privacy, but support is very much on hand if required. It will also appeal to the Investor looking for either Rental or Holiday Let properties. There are so many different arrangements to consider here.

No. 73 is a large substantial property. Steps with Terrace and that first glimpse of the fantastic views and a super spot for sitting and enjoying the view, peace, sunshine and perhaps a glass of wine! The front door leads you in to the main Sun-Room/Entrance which gives you a feeling of space as soon as you enter. You then enter the fabulous, spacious Living Space - wow! Two big headlines here, the sheer size which is cavernous and the views - both are very impressive indeed. The space is vaguely separated into Dining Area and Lounge.



No. 73 Entrance through to Dining Room



Views

The Lounge is a superb, incredibly spacious and light with dual aspect and 5 windows in all which make the absolute most of the light and superb Bay views. Electric fire with dark wood surround. The Dining Area gives access to the Kitchen and Inner Hall.

The Kitchen is a good size and has a pleasant rear aspect. Furnished with a range of 'Oak' wall and base units with complementary worktops and inset cream sink. Integrated fridge, freezer and dishwasher and built-in double oven and ceramic hob. Ceramic tiled floor. A door leads through to the Rear Entrance/Utility Room with side window which houses the gas central heating boiler, cloaks/storage cupboard, plumbing for washing machine and wood burning stove (not in use). Covered Rear Entrance Porch, with steps down to the Rear Garden/Parking Area is ideal for muddy boots etc.

From the Dining Area a door leads to the Inner Hall with stairs to the First Floor and useful under stairs cupboard. Access to Bedroom 3 which is a spacious Double Bedroom with rear aspect and range of white fitted bedroom furniture. The Bathroom next door is large with 'off white' 5 piece suite comprising bath, shower enclosure, WC, bidet and pedestal wash hand basin. Attractive wood effect laminate flooring.

The return stair leads to the First Floor which has a very spacious landing indeed, in fact it also has a double storage cupboard, 'Velux' roof window and sink with cupboard under. Definitely ample space to create a kitchenette perhaps if that works for the buyer or to use as Office Space. There is a large Bathroom on this floor which matches the style and fittings of the one on the Ground Floor.

Bedroom 1 is of incredible dimensions with the most wonderful, far reaching Bay views through 3 front facing windows. In addition there are also 2 'Velux' roof windows. Extensive eaves storage. Bedroom 2 is of similar, indulgent proportions with a range of white fitted bedroom furniture. There is a walk in 'room' with reduced head height which would make an excellent walk in wardrobe perhaps and extensive eaves storage.



No. 73 Lounge



No. 73 Kitchen



No. 73 Bedroom 1



No 73. 1st Floor Bathroom



No.75 Front Aspect and Garden



No. 73 Bedroom 2

No 75. The Bungalow Style Apartment. What a super apartment this is. Technically just 1 Bedroom but to the rear, are 2 good sized rooms with split level and reduced head height.

The main front doors opens into the Entrance Vestibule with ample space for coats and shoes. One step up to the Dining Hall which provides ample space for dining furniture. The Kitchen has a lovely front aspect with partial Bay views and is furnished with a range of 'Oak' style wall and base units with cream sink and breakfast bar. Integrated fridge, freezer and dishwasher and built in double oven and ceramic hob with

cooker hood over. Ceramic tiled floor and rear door to bijou, private rear patio.

The Lounge is spacious with front aspect and further views into the front Garden and towards Morecambe Bay. Attractive Adam style fireplace with coal effect gas fire. The Inner Hall gives access to the well proportioned Double Bedroom with fitted bedroom furniture and large Bathroom. The Bathroom has a 5 piece, 'off white' suite comprising bath, shower, WC, bidet and wash hand basin.

From the Inner Hall the door leads to the Utility Room which has ample space for storage, additional freezers, plumbing for washing machine and space for tumble drier. It is from the Utility Room a door leads to the 2 versatile rooms to the rear, both have windows to the rear aspect and have been utilised as an Occasional Bedroom or Home Office, Hobbies Room etc - I'm sure, quite appealing to children and 'teens'! Off the second room is the boiler cupboard.

This super Apartment has, of latter years, been very popular indeed on the rental market and never has any trouble attracting tenants.



No.75 Dining Hall



No.75 Lounge



No.75 Kitchen

Priory Studio. This super addition is suitable for a variety of different uses. Ancillary accommodation for a relative perhaps. Holiday Let, Artist Studio. Music Room. Gym. Home Office. Man cave/Workshop? Hobbies Room..... There are so many different possibilities.

The main entrance doors leads in to the Kitchen with contemporary wall and base units with breakfast bar and inset sink. Built-in oven and hob with cooker hood over and space for fridge and washing machine. Access through to Sitting Room with patio doors. Inner Hall with storage cupboard and access to the Double Bedroom with rear aspect and

Bathroom which has a 3 piece white suite with complementary part tiled walls, comprising bath with shower over, pedestal wash hand basin and WC.

These properties are set within good sized grounds with each 'property' enjoying its own private outdoor space. No 73 has a large paved area to the rear which serves as excellent entertaining space/spacious patio and parking for several vehicles. There are also delightful, well kept, colourful rockery style Gardens and deep planted borders along the private driveway. No.73 also has a detached single Garage with up and over door. No. 75 has a charming, sunny, paved front

garden area with deep, well planted border - a lovely spot to enjoy the peace and views plus a Parking space for 1 car. Priory Studio has a charming Patio area and Parking Space for 1 car.

There is also a Garden Store underneath the Entrance to No.73 store which is a good sized - more than ample for storage of garden furniture and equipment and houses the water meters for No.73 and No.75.

Location Kents Bank is a popular area of Grange over Sands for those seeking a quiet residential location with the railway station just a short walk away it is also very accessible and convenient. The town centre is approximately 2 miles away and boasts amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes and Tea Rooms. The picturesque Edwardian Promenade offers a scenic, level walk into Grange.

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right) and take the second left into Carter Road and follow the road around into Kentsford Road. Take the next right into Priory Lane and No.73 is a short way along on the right hand side.

Accommodation (with approximate measurements)

No.73 Priory Lane

Entrance/Sun Room 16' 3" x 8' 6" (4.95m x 2.59m)

Dining Room 16' 3" x 11' 4" (4.95m x 3.45m)

Lounge 24' 9" x 16' 10" (7.54m x 5.13m)

Kitchen 15' 10" x 11' 4" (4.83m x 3.45m)

Utility Room 10' 5" x 8' 6" (3.18m x 2.59m)

Inner Hall

Bedroom 3 15' 10" x 12' 11" (4.83m x 3.94m)

Bathroom

Landing

Bedroom 1 0' 0" x 16' 10" x 5.13m)

Bedroom 2 18' 0" x 15' 10" (5.49m x 4.83m)

Bathroom

No.75 Priory Lane

Dining Hall 16' 11" x 9' 9" (5.16m x 2.97m)

Lounge 17' 0" x 14' 6" (5.18m x 4.42m)

Kitchen 16' 0" x 10' 11" (4.88m x 3.33m)

Inner Hall

Bedroom 16' 3" x 12' 10" (4.95m x 3.91m)

Bathroom

Utility Room

Hobbies Room/Store 1 11' 5" x 11' 5" (3.48m x 3.48m) with



No.75 Bedroom 1



Priory Studio Priory Studio



Priory Studio Kitchen



Priory Studio Living/Dining Room



Priory Studio Bedroom



Views from No.73 Priory Lane

limited head height

Hobbies Room/Store 2 11' 5" x 9' 7" (3.48m x 2.92m) with limited head height.

Boiler Room

Priory Studio

Kitchen 11' 5" x 9' 8" (3.48m x 2.95m)

Living/Dining Room 14' 8" x 12' 8" (4.47m x 3.86m)

Bedroom 10' 5" x 10' 4" (3.18m x 3.15m)

Bathroom

Services: Mains gas, electricity, water (metered) and drainage. Gas central heating to radiators. Gas and electric sub meters to Priory Studio.

Tenure: Freehold. Vacant possession upon completion.

No.73 is currently vacant but in the past has generated a rental of £1050 pcm.

No.75 is currently let on an Assured Periodic Tenancy on a month to month basis and generates a rental of £600 pcm. Priory Studio is currently on a six month fixed term tenancy until the 7th August 2024 and generates a rental of £600 pcm.

*Checked on <https://checker.ofcom.org.uk/> 03.06.2024

Council Tax No. 73 Band D - Westmorland and Furness Council.

No. 75 Band F - Westmorland and Furness Council.

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

What3words: <https://what3words.com/savers.explains.tint>

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

"Double Click Text To Insert Floor Plan"