



Grange-over-Sands

£615,000

Capercaillie, Cardrona Road, Grange-over-Sands, Cumbria, LA11 7EW

A very special 3-4 Bedroom Detached Bungalow beautifully appointed throughout with glorious Gardens and in an excellent peaceful location. Definitely not one to miss!

Comprising Porch, Hallway (with loft access), Lounge, superb Dining Kitchen, 4 Double Bedrooms (1 En-Suite) and Bathroom. Outside: Garage with Utility Room off, Workshop/Hobbies Room, Gardens and Parking.

Viewing is highly recommended.

Quick Overview

- Detached Bungalow - 4 Double Bedrooms
- 1 Reception - 2 Bath/Shower Rooms
- Edge of town location
- Partial views towards Morecambe Bay
- Beautifully presented throughout
- Superb Kitchen and Dining Room extension
- Workshop/Hobbies Room/Office
- Wonderful Gardens
- Garage, Utility and ample Parking
- Superfast Broadband speed 80mbps available*



4



2



1



D



Superfast
Broadband



Garage and ample
Parking

Property Reference: G2969



Rear Aspect and Garden



Entrance Hall



Dining Kitchen



Dining Kitchen

Description Capercaillie is a wonderful property that will appeal right across the board. The current vendors have owned the property for almost 10 years and in that time made many impressive improvements - not least the superb, modern Kitchen extension (2018) with obligatory bi-fold doors into the Garden - most definitely the heart of this home. The property is spacious throughout having well laid out, well proportioned rooms with lots of natural light and some partial views to Morecambe Bay from a couple of the rooms. With neutral décor throughout there really is nothing not to love here!

The main, double uPVC doors lead into the Porch and then to the Hallway. The Hallway has an abundance of space with recessed cloaks cupboards and loft hatch. The large loft hatch with ladder leads to a part boarded loft which provides excellent storage and houses the gas central heating boiler, hot water cylinder and water pressure system. The Lounge is sunny and bright with a dual aspect and looks into the lovely Garden with partial views towards Morecambe Bay.

The Dining Kitchen is a real treat and certainly the hub of the house. Very spacious with a wall of bi-folding doors leading directly out to one of the many Garden seating areas. Two further windows, external door and 'Velux' roof window make this a fabulous light area with ample space for formal dining and furniture. The Kitchen is very well equipped with the most attractive, modern, high gloss 'cashmere' wall and base cabinets with black granite work surface and inset deep sink. Integrated dishwasher, built in 'NEFF' double oven and induction hob; space for fridge freezer. Useful Utility Closet with space for washing machine and tumble drier. Grey wood effect, 'Amtico' type flooring.

Bedroom 1 is a spacious, light and bright double room with attractive fitted wardrobes and side aspect. The En-Suite is larger than average with contemporary suite comprising double square wash basins, low flush WC and double walk-in shower. Heated mirror and underfloor heating. Bedroom 2 is another well proportioned double room with charming aspect into the Garden. Bedrooms 3 and 4 are also good doubles with Bedroom 4 currently utilised as a second sitting room with patio doors to the rear. Both rooms have lovely Garden aspects. The Bathroom is a good size and has a 3 piece white suite comprising bath with electric shower over, wash hand basin and WC.

Outside there is a single Garage which has power, light and water and mezzanine storage above. Door to the Utility Room with sink and water heater over, base units and electric radiator. This room doubles up as the 'Potting' shed. In addition to this there is a separate Workshop/Hobbies Room or Office for the Home Worker with power and light - a very versatile space to be used as you wish!

The Gardens, wow, where to start! The Gardens surround the property and are just beautiful, hours of hard work, a great deal of love and thought, these Gardens now give the current owners a lot of time to enjoy and relax in. They have made the most of the privacy, created lots of seating areas and made the Garden



Lounge



Dining Kitchen



En-Suite Shower Room



Bedroom 2



Bedroom 3



Bedroom 4

as easy to manage as possible - it is very fair to say that all of these objectives have been met and some! There are many sweet meandering gravelled pathways leading in and out of mature planted areas, limestone pavements and some lead to the cleverly created seating areas which all make the most of the sunshine as it moves during the day. The colourful, well established plants, shrubs and bushes have all been carefully selected for the individual areas with ease of maintenance in mind and provide a profusion of colour throughout the year. To the very rear, the Garden is bordered by private land which is teeming with wildlife, insects and birds (SSSI). In the very top corner you can even catch a glimpse of the Bay! This is just the perfect Garden in our book!

Parking is provided for several vehicles on the gravelled driveway and you could even tuck away a caravan, boat or motorhome perhaps!

Location Grange-over-Sands is a beautiful town located in Southern Cumbria, known for its scenic surroundings and close proximity to Morecambe Bay. It is very convenient at just 20 minutes from junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere.

Cardrona Road is a quiet, residential road set just outside the town centre. A walk of approximately 10 minutes would deliver you to the amenities on offer such as Primary School, Medical Centre, Library, Post Office, Shops, Cafes & Tea Rooms. The picturesque, mile long Edwardian Promenade, Ornamental Gardens and Bandstand are popular with residents and visitors alike and just a little further is the Railway Station.

From Grange Town Centre take the main road westwards in the direction of Allithwaite. Passing Cartmel Grange Nursing Home on the right, take the second right turn into Cardrona Road opposite Carter Road. Proceed along the private road and bear right where Capercaillie can be found shortly on the left.

What3words.

<https://what3words.com/rides.agreed.removals>

Accommodation (with approximate measurements)

Porch

Hallway

Loft

Lounge 14' 11" max x 14' 10" (4.55m max x 4.54m)

Dining Kitchen 12' 5" x 11' 10" (3.81m x 3.61m) plus 17' 3" x 10' 4" (5.26m x 3.16m)

Bedroom 1 15' 3" x 11' 5" (4.65m x 3.48m)

En-Suite Shower Room

Bedroom 2 11' 4" x 11' 3" (3.45m x 3.43m)

Bedroom 3 12' 5" x 9' 0" (3.78m x 2.74m)

Bedroom 4 13' 6" max x 12' 6" max (4.11m max x 3.81m max)

Bathroom



Bedroom 1



Rear Garden



Side Garden



Garage with Workshop behind

Garage 15' 5" x 9' 10" max & 7'1" min (4.7m x 3m max & 2.17 min)

Utility Room 9' 10" x 6' 5" (3m x 1.98m)

Workshop/Hobbies Room 13' 5" x 9' 3" (4.11m x 2.84m)

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.uk/> 22.7.24 not verified

Council Tax: Band E. Westmorland and Furness Council.

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

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 £1500 – £2000 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Front Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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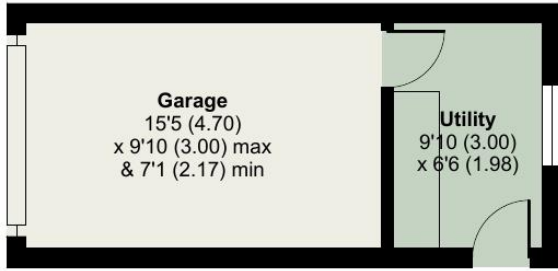
Approximate Area = 1567 sq ft / 145.5 sq m

Garage & Utility = 221 sq ft / 20.5 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1914 sq ft / 177.7 sq m

For identification only - Not to scale



GROUND FLOOR

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1163068

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