

**HACKNEY
& LEIGH**
Sales



Brookborough, Rockland Road, Grange-over-Sands

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View from Terrace



Entrance Hall



Bedroom

Grange-over-Sands

£750,000

Brookborough

Rockland Road

Grange-over-Sands

Cumbria

LA11 7HR

Brookborough is a truly special, much loved, immaculately presented, substantial Detached Victorian family home! Enjoying exceptional Bay views and convenient proximity to town.

This versatile property currently comprises Hallway, 4 Reception Rooms, Utility Room, Cellar Rooms, 5/6 Bedrooms, 3 Bath/Shower Rooms, Separate WC, Integral Garage, Parking, Stone Outbuildings, delightful Gardens and Terrace. Early viewing is highly recommended.

No Upper Chain

Description: Brookborough is a magnificent property. It is an absolute shining example of a sympathetically and fastidiously maintained Family Residence nestled in the picturesque town of Grange-over-Sands. This substantial Detached Victorian property offers a perfect blend of historic charm and modern convenience. Boasting immaculate Gardens and stunning Bay views, this property is an ideal Family Home for those who appreciate both elegance and comfort.

As is usual with a property of this era the rooms retain their period charm while offering spacious, modern living with ornate ceiling cornicing, ceiling roses, traditional doors and beautiful original sash windows (with secondary glazing). The majority of the ceilings are in fact an incredible 10'10" high!

In recent months, most rooms have even been treated to a fresh lick of paint and some carpets have been replaced - this may give you an idea of the pristine condition this property is in! A viewing is the only way to appreciate the quality and beauty of this wondrous home.

Brookborough also has an interesting history having previously been used, in the early 20th century, to provide lodging houses for the Wesleyan Methodist Ministers and continued to do so until 1989 and was then split into 3 flats. In 1996 when the current owners bought it, it was converted back into a Family Home.

Paved steps lead to a wonderful, paved, sizeable Terrace - this enviable, sunny space would be superb for outdoor entertaining or simply a peaceful morning coffee or evening glass of wine - very peaceful and enjoying pleasing views towards Morecambe Bay. Two steps lead up to the bespoke, wide, solid front door which opens into the Entrance Vestibule with original Victorian floor tiles. Attractive, half etched glass door opens into the main 'L' shaped Hallway. As you may expect the Hallway is spacious and welcoming with a delightful, grand staircase rising to the First Floor. The Morning Room currently utilised as a Study is a beautiful and elegant room with large, walk-in bay window boasting the first of the wonderful Bay views! 2 painted book shelves, original ornate fire surround and attractive feature wallpaper in a lovely William Morris print. Off the small Inner Hall are 3 Bedrooms. 2 good sized Singles and a Double. The half tiled Bathroom with a 3 piece white suite comprises WC, pedestal wash hand basin and bath with shower over.

Past the main staircase is a well proportioned Double Bedroom with a lovely rear aspect and an extensive range of fitted wardrobes, 1 housing the hot water cylinder. Attractive, stained glass, high level window. The Rear Hallway has an external side door, door to Cellar, Utility Room and Lounge. The Utility Room has been used more as a Kitchenette over recent years and has a side aspect, modern white wall and base cabinets, sink, space for fridge freezer, tumble drier and plumbing for washing machine. Wall mounted gas central



Morning Room



Bathroom 1



Utility Room



Rear Aspect



Drawing Room

heating boiler. The tiled Shower Room is 'Victorian' style with low flush WC, wash hand basin and shower enclosure.

The Drawing Room is a beautiful, sunny, warm room of impressive dimensions with walk-in bay window providing breathtaking views over the terrace towards Morecambe Bay and the extensive coastline beyond. Attractive fireplace with white surround and fitted gas fire.

Steps lead down into the spacious dry Cellar with several storage areas. Whilst the Cellar is 'dry' in respect of no water ingress, it would need to be damp proofed to make it a



Lounge

habitable space or if items of value were to be stored in it. The main cellar room has been used as a Workshop in latter years but could easily become a Home Office, Cinema Room, Music Room, Man Cave, Teenage Den etc etc etc! subject to the relevant planning permissions. Internal access to the Integral Garage.

From the Entrance Hall the beautiful, wide and shallow stairs rise from the Hallway up to the wonderful Half Landing with window. A further Bathroom with a 3 piece suite and a separate WC can be found here. A further 5 stairs lead to the Main Landing.

This floor, having once been a separate Flat, enjoys a versatile layout with the current owners preferring to keep a Kitchen etc on this level too! The Kitchen, although now perhaps a little dated is of good quality and has been well looked after! There is an excellent range of 'Lime Oak' wall and base cabinets with inset sink and waste disposal unit, integrated fridge freezer and dishwasher. Built in 'Bosch' oven and hob with cooker hood over.

The Master Bedroom is also on this level and is of most impressive proportions and enjoys a lovely view into the Rear Garden. Saving the very best for last.....



Kitchen



Dining Room



Bedroom

The Lounge and Dining Room - well this is what it currently used for - to make the absolute most of the show stopping views - it is easy to see why! Two rooms have become one, to create the most incredible living space which is flooded with natural daylight and both are absolutely dominated (quite rightly) by the most splendid, far reaching views towards Morecambe Bay and the fells beyond. It would be very easy to not move from this spot! There is a loft hatch with pull down ladder to the sizeable, part boarded loft with light which could, should you like even more space, be developed if necessary as there is certainly enough height - subject to relevant consents of course.

The single, integral Garage has an electric up and over door, power and light. Door to cellar. Parking for several cars on the block paved driveway.

To the front of the property are several very mature Garden areas with bark chippings and stocked with an excellent variety of well established colourful shrubs and trees and some attractive galvanised railings. Gravelled pathways at both sides of the property lead around to the rear Garden which is exceptionally pretty and very pristine! The manicured lawn almost looks artificial! Wide, curved well stocked borders surround the lawn and there is an attractive

water feature (with power) and 2 stone Outhouses (1 with power). Both are very useful for storage.

Location Grange is a small friendly town within an easy commute to the delights and attractions of the inner Lake District and the foot of Lake Windermere. The M6 motorway at Junction 36 is approx 20 minutes drive away. The Town has an excellent Primary School, Medical Centre, Railway Station and Post Office plus a variety of independent shops and cafes. The picturesque Edwardian Promenade is just a stones throw away. The historic and picturesque village of Cartmel is just 2 miles away and boasts many delights not

least the stunning 12th Century Priory, the steeplechase race meetings, award winning eateries including L'Enclume and of course sticky toffee pudding!

From Grange Town Centre, proceed westwards along 'The Esplanade' and Park Road. At the convergence with Kents Bank Road turn right into Fernleigh Road and follow the road into Rockland Road. Proceed up the hill and as you drop down the other side Brookborough is on the left.

What3words <https://what3words/pigment.lines.swimsuits>

Accommodation (with approximate measurements)

Vestibule

Hallway

Morning Room 16' 5" into bay x 13' 4" max (5m into bay x 4.06m max)

Bedroom 2 10' 9" x 10' 3" (3.28m x 3.12m)

Bedroom 3 10' 10" x 9' 5" (3.3m x 2.87m)

Bedroom 4 10' 9" x 6' 11" (3.28m x 2.11m)

Bedroom 5 8' 9" max x 5' 10" min (2.67m max x 1.78m min)

Bathroom

Utility Room 8' 8" x 5' 4" (2.64m x 1.63m)

Drawing Room 17' 10" into bay x 13' 4" max (5.44m into bay x 4.06m max)

Shower Room

Cellar 17' 5" into bay x 13' 5" (5.31m into bay x 4.09m)

Bathroom 2

WC

Kitchen 10' 8" x 10' 4" (3.25m x 3.15m)

Breakfast Room/Bedroom 6 10' 10" x 9' 5" (3.3m x 2.87m)

Bedroom 1 14' 10" x 13' 6" (4.52m x 4.11m)

Lounge 20' 3" x 15' 2" max (6.17m x 4.62m max)

Dining Room 14' 4" x 13' 5" (4.37m x 4.09m)

Garage 13' 2" x 13' 2" max & 7'11" min (4.01m x 4.01m max & 2.42 min)

Outhouse 1 8' 1" x 5' 2" (2.47m x 1.58m)

Outhouse 2 5' 3" x 5' 2" (1.61m x 1.58m)



Rear Garden



Bedroom



Breakfast Room/Bedroom



View from Lounge/Dining Room



Rear Garden



Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. Internal hoover system. Sump Pump in Cellar Room.

Tenure: Freehold. Vacant possession upon completion. No Upper Chain.

*Checked on <https://checker.ofcom.org.uk/19/08/2024>

Council Tax: Band F. Westmorland and Furness Council.

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

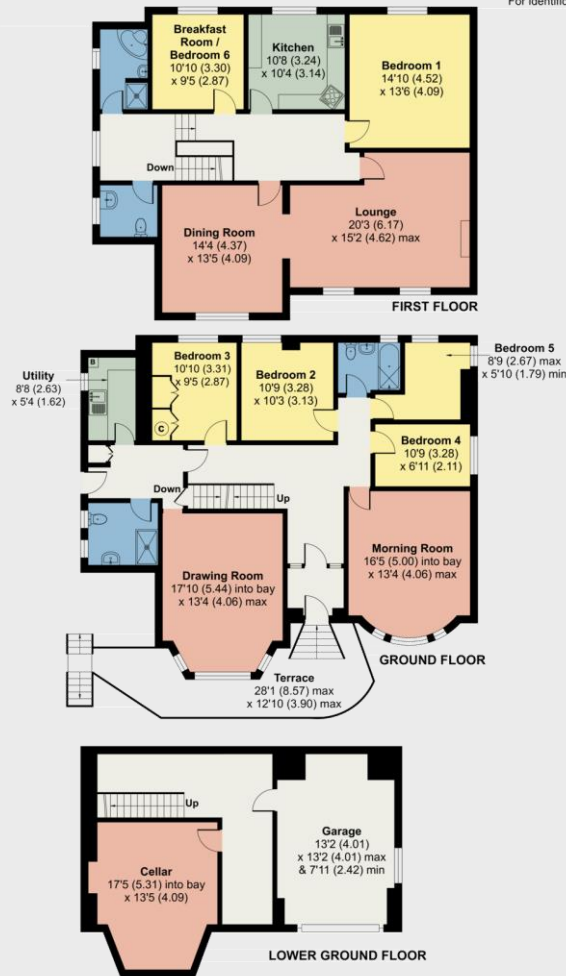
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1900 - £2000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Rockland Road, Grange-Over-Sands, LA11

Approximate Area = 3029 sq ft / 281.4 sq m
 Garage = 252 sq ft / 23.4 sq m
 Total = 3281 sq ft / 304.8 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). ©richecom 2024. Produced for Hackney & Leigh. REF: 1170067