



Grange-over-Sands

£410,000

Pear Tree Cottage, Windermere Road, Grange-over-Sands, Cumbria, LA11 6JT

Picture perfect, stone cottage complete with Garden and Parking. Just as pretty inside, well equipped with lots of period features, enjoying a quiet tucked away position just outside Grange.

Comprising Dining Kitchen, Utility Room, Sitting Room, 3 Double Bedrooms, Bathroom, generous Garden and Parking. Early viewing recommended.

Quick Overview

Semi Detached Cottage - 3 Double Bedrooms
 2 Receptions - 1 Bathroom
 Picture perfect, pretty, stone cottage
 Pleasing views
 Presented to a high standard
 Accessible out of town Location
 Woodland walks close by
 Cottage features throughout
 Garden and Parking for 1 car
 Superfast Broadband 32mbps available*



3



1



2



E



Superfast
Broadband



Parking for 1 car

Property Reference: G2976



Kitchen



Kitchen



Dining Room



Lounge

Description Pear Tree Cottage is the picture perfect stone built, slate roofed Lakeland Cottage complete with pastel pink front door! Inside is no less delightful, as the current vendors have cleverly enhanced original features such as original slate flagged floors, exposed beams and stonework, deep set windows with window seats etc with tasteful modern splashes of colour and contemporary fixtures and fittings. Currently a successful holiday let (any visitor is sure to be thrilled with the warm, cosy, relaxed interior that would certainly not be out of place in a home magazine) but previously a very happy family home so this property will have a broad appeal. Externally the well presented and spacious Garden is the perfect accompaniment to the inside!

All contents are included in the sale, apart from personal effects.

The picturesque, open stone Porch with pastel pink inner door leads into the 'Hallway'. Open at the end with wonderful, original slate flagged floor which leads directly into the Kitchen. The Kitchen is certainly the hub of this space with open access to the Dining Area. With bespoke, free standing solid wood dressers painted in the palest cool pink and the lovely central island and a continuation of the original slate flagged floor which comes together in creating a wonderful, relaxed and sociable space. Cooking for an evening dinner party or a family Sunday roast this space is just perfect for all occasions. Freestanding range cooker. External door to Rear Garden and door to stairs. The Dining Area is open with front window and window seat. Original, open fire place (not in use) and rustic, parquet effect flooring.

The Sitting Room has a front aspect and lovely window seat, wood burning stove and parquet effect flooring. To the rear is a Utility Room with a fitted base cabinets with solid wood worktops and Belfast sink. Plumbing for dishwasher and washing machine, slate flagged floor and slate window cill.

From the Kitchen, the enclosed staircase with large window leads to the Landing with access to the Bathroom and 3 Double Bedrooms. The Bathroom is fully tiled with a white 4 piece suite comprising WC, pedestal wash hand basin, shower enclosure and bath.

Bedroom 1 is a spacious double room with an attractive, painted built in cupboard and drawers. Feature open fireplace with decorative surround (not in use). Multi-paned sash window with window seat and pretty rear aspect over the Garden. Bedroom 2 is a well proportioned double bedroom with feature fireplace and decorative surround (not in use). Bespoke painted bunk bed and wardrobe, multi-paned sash window and charming front aspect. Bedroom 3 is the final double bedroom with attractive fitted wardrobe. Multi-paned sash window with display sill and aspect to the front.

To the rear of the property is a generously proportioned Garden. An area of paved Patio immediately outside the Kitchen provides an inviting spot for outdoor dining and has ample space for furniture. Stone steps lead up to the Garden where there is a delightful sloping lawn with mature, well established shrubs and plants. A further paved seating area at the top provides additional space for outdoor furniture. Enclosed by hedge and stone wall. Painted timber shed. Outside tap. To the front there are 2 small semi-circular, well tended flower borders to either side of the Entrance Porch. A gravelled Parking area to the side of the property provides parking for 1 car



Kitchen



Dining Room



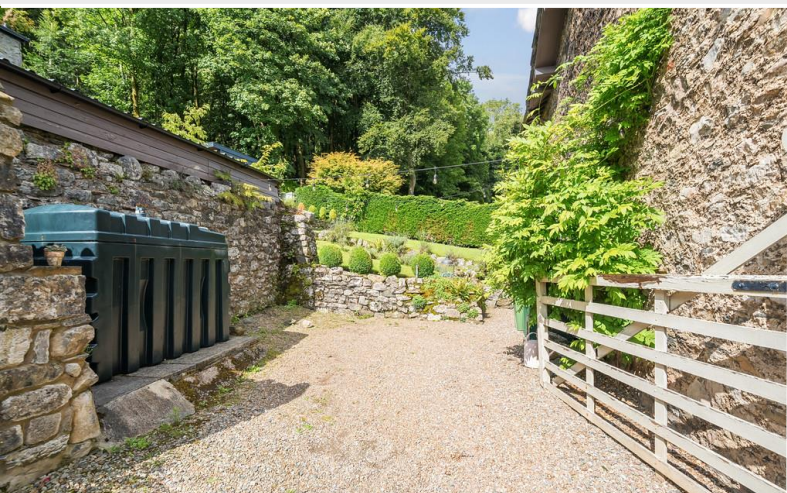
Utility Room



Bedroom 3



Bathroom



Parking and Garden

(Electric car charger).

Location Nestling alongside Eggerslack Woods, with lovely woodland walks leading to Hampsfell or into Grange, Pear Tree Cottage enjoys a semi-rural location which is secluded yet very accessible with the A590 only a couple of minutes away by car. The popular and friendly Edwardian town of Grange over Sands with amenities such as Railway Station, Medical Centre, Primary School, Shops, Cafes & Tea Rooms is just 'down the road'!

'The Slack' is a cluster of mainly Victorian properties on the left hand side of Windermere Road (B5271) just over half a mile from Grange Station. 'Pear Tree' is situated privately along a short 'concealed' driveway (shared with the property next door) - turn left here and Pear Tree Cottage is on the right hand side.

Accommodation (with approximate measurements)

Entrance Porch

Hallway

Kitchen 12' 11" x 12' 7" (3.94m x 3.84m)

Dining Room 10' 4" x 9' 2" (3.15m x 2.79m)

Sitting Room 11' 10" x 9' 9" (3.61m x 2.97m)

Utility Room 8' 3" x 7' 2" (2.51m x 2.18m)

Bedroom 1 12' 7" max x 12' 5" max (3.84m max x 3.78m max)

Bedroom 2 12' 5" max x 10' 5" max (3.78m max x 3.18m max)

Bedroom 3 11' 9" max x 11' 6" max (3.58m max x 3.51m max)

Bathroom

Services: Mains water and electricity. Oil fired central heating to radiators. Mains Gas not available. Shared septic tank with six other parties. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Rateable Value: £2100 with the amount payable £_____ or

This property is currently subject to small business rates relief.

Tenure: Freehold. Vacant Possession upon completion.

Note: Pear Tree Cottage has a right of way at all times for all purposes over the road or yard on the southerly side of the premises.

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

What3words: <https://what3words.com/lace.backdrop.hologram>

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

Holiday Let: Currently let through Sykes Holiday Cottages <https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Grange-Over-Sands/Pear-Tree-Cottage-1070998.html> and generating a gross income of approx £35,000 for 2023/2024.



Lounge



Bedroom 1



Bedroom 2



Garden

Request a Viewing Online or Call 015395 32301

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**



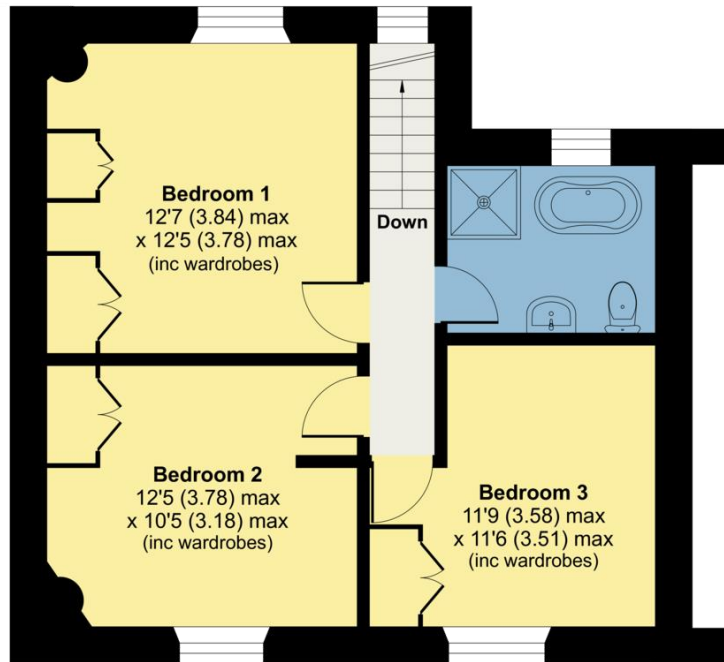
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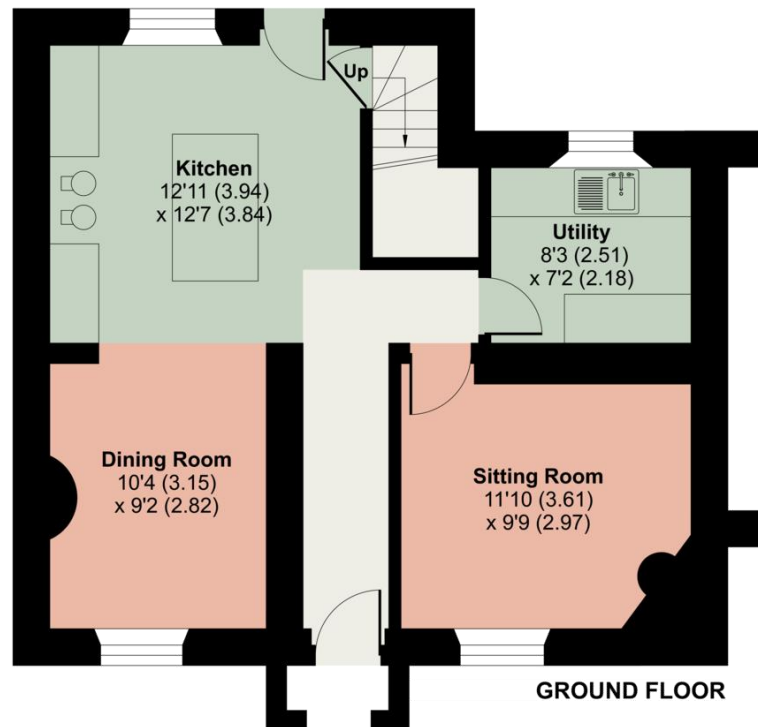
Windermere Road, Grange-Over-Sands, LA11

Approximate Area = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1174603

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