



## Grange-over-Sands

£450,000

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

A spacious, detached 3 Bedroom home with large gardens in a sought after, peaceful residential area of Grange over Sands.

Comprising Porch, Hallway, Cloakroom, Lounge, Kitchen with Pantry, Dining Room, Conservatory, Utility Room, Integral Garage, 3 Bedrooms (one with shower) and Bathroom. Driveway and Gardens. Early viewing is highly recommended.

### Quick Overview

Detached - 3 Bedrooms  
3 Receptions - 1 Bathroom  
Edge of Town Location  
Pretty aspect in to the Garden  
Potential to extend  
Attractive and spacious Gardens  
Peaceful residential location  
No upper chain  
Parking and Garage  
Superfast Broadband available\*



3



1



3



D



Superfast  
Broadband



Garage and  
Parking

Property Reference: G2810





Hall



Cloakroom



Lounge



Kitchen

**Description** Heathcroft is a spacious family home with an instant welcoming and homely feel. It occupies a generous corner plot on this sought after and quiet residential road just outside the centre of Grange over Sands. Built circa early 20th century this grand, attractive property is built of solid construction under a slate roof with well proportioned rooms and a very distinctive and very attractive staircase with art-deco style is one of the finer features to be found inside. Although currently perfectly serviceable and enjoying largely neutral décor throughout the new owner may wish to update certain areas or perhaps even extend the upstairs (subject to the relevant planning consents) - depending on your needs. There are pleasing garden views from almost every window and the property enjoys a high level of privacy due to the perfect accompaniment to this property which is the generous, well kept, mature garden which surround the property.

The main door opens into the enclosed porch (ideal for muddy boots)..... The main door opens into the spacious and inviting Hallway with wood effect laminate flooring, useful under stairs storage cupboard and most attractive 'art-deco' style stair case. A Cloakroom is always a plus on the Ground Floor with a WC and wash hand basin. The Lounge has a dual aspect with a lovely bay window with window seat which enjoys calming views into the Garden and a side window. The focal point is the living flame gas fire with ornate cream surround. The Kitchen is spacious with pleasing outlook into the Garden and is fitted with a range of cream wall and base cabinets with integrated electric oven, gas hob, fridge and 1½ bowl stainless steel sink unit. There is a large walk in pantry and door to the Integral Garage. The Rear Porch (with external door) has access to the Store and separate Utility Room which has space for additional freezers if required, tumble drier and plumbing for automatic washing machine. From the Kitchen a door leads into the formal Dining Room with bay window enjoying the garden view and double doors into the Conservatory. The Conservatory is a lovely additional, extremely peaceful and relaxing and is not over looked - pretty views into the lovely gardens from every angle!

From the Hallway the wide, shallow stairs with striking art deco style balustrading lead up to the landing (with large side window) and provided access to 3 Bedrooms and the Bathroom. The Bathroom is spacious and tiled with a 5 piece white suite comprising bidet, low flush WC, wash hand basin, shower enclosure and bath. Airing cupboard and further built in cupboard. Two of the Bedrooms are very generous doubles with delightful outlooks over the garden (one has a range of built in furniture and the other a shower), the 3rd Bedroom is a good-sized Single Room or perfect office space.

The Integral Garage has an electronically operated up and over door, power, light and wall mounted gas central heating boiler. The Gardens to this property are a real credit to the past owners. This type of garden will appeal to families who love to entertain, the very keenest of gardeners and the most adventurous of children - literally the perfect outdoor space for this property. The Gardens surround the property and they are a real mix of lawn, sunny patio, well established and beautifully cared for beds and borders with a excellent variety of plants, shrubs and trees which provide a profusion of colour throughout the year. Just by the conservatory there is a wonderful pond with wrought iron railings around - reminiscent of a miniature city park - for the rest I would highly recommend you take a look for yourselves. There is private off road parking for one car (definitely scope to make more) and of course





Lounge



Kitchen





Utility Room



Dining Room



Conservatory



Bedroom 1

the Garage.

**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 'Heathcroft' can be found on the corner where the road bears to the right.

#### Accommodation (with approximate measurements)

Entrance Porch

Hallway

Cloakroom

Lounge 19' 11" max x 14' 6" into bay (6.07m max x 4.42m into bay)

Kitchen 12' 2" max x 12' 0" max (3.71m max x 3.66m max)

Utility Room 6' 8" x 5' 7" (2.03m x 1.7m)

Store 6' 2" x 3' 6" (1.88m x 1.07m)

Dining Room 13' 11" into bay x 12' 0" max (4.24m into bay x 3.66m max)

Conservatory 12' 2" max x 8' 0" max (3.71m max x 2.44m max)

Bedroom 1 15' 11" x 11' 11" max (4.85m x 3.63m max)

Bedroom 2 13' 11" x 12' 0" (4.24m x 3.66m)

Bedroom 3 9' 8" x 8' 0" (2.95m x 2.44m)

Bathroom

Garage 16' 11" x 10' 0" (5.16m x 3.05m)

**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/> 14.7.23 not verified

**Note:** A Timber Treatment Service 20 year Guarantee from Peter Cox is in place until October 2044.

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

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

**What3words:** <https://what3words.com/tarnished.cliff.bits>

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





Bedroom 1



Bedroom 2





Rear



Rear



Garden

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



### Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



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**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

# Cardrona Road, Grange-Over-Sands, LA11

Approximate Area = 1652 sq ft / 153.4 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1820 sq ft / 169 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 1012876

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/07/2023.

Request a Viewing Online or Call 015395 32301