



Grange-over-Sands

£420,000

Brant Fell, 8 Yew Tree Road, Grange-over-Sands,
Cumbria, LA11 7AA

A charming 2/3 Bedroom Detached Bungalow with stunning views towards Morecambe Bay and the extensive coastline beyond. Nestled in a desirable location this is a unique opportunity to create your dream home.

While some upgrading is required, the property boasts well-presented accommodation that promises comfort and potential in equal measure.

Gardens to the front and rear, Single Garage and Driveway Parking.

Quick Overview

Superb views towards Morecambe Bay and beyond

2/3 Bedroom Detached Bungalow

Gardens to front and rear

Garage and driveway Parking

Spacious, well proportioned rooms

Some upgrading required

Well presented accommodation

Undercroft/Workshop

Good location, short walk into Town

Superfast Broadband Available



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Superfast
Broadband



Garage and
Parking

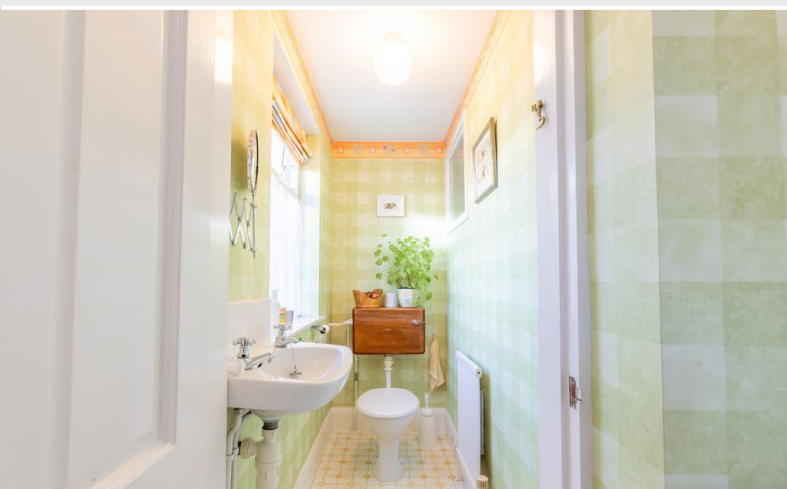
Property Reference: G3011



Entrance Hall



Utility Room



Cloakroom



Lounge

Upon entering, you are greeted by spacious, well-proportioned rooms that provide a welcoming atmosphere. The layout is versatile, allowing for a third bedroom or additional living space, depending on your needs. The property benefits from super-fast broadband availability, ensuring you stay connected in this tranquil setting. The gardens, to both front and rear, are a true highlight, offering a serene escape where you can relax and enjoy the stunning views either from the terrace or the garden. Whether you have a green thumb or simply enjoy outdoor leisure, these gardens provide the perfect canvas for your landscaping aspirations.

Steps lead up to the side entrance door with half glazed stained glass door and side windows which opens into the entrance vestibule with part glazed door into the spacious entrance hall and inner hall. There is a utility room (which was a former bathroom), with ample space for washing machine/dryer and base cupboards with inset single drainer sink unit. Access to the useful downstairs Cloakroom with 2 piece white suite. The Inner Hall houses the stairs to the First Floor and access to the downstairs rooms. The Lounge is fabulous, spacious and light with large bay window providing excellent views towards the Bay and a door leads to the terrace which is ideal for outdoor dining or just sitting, relaxing and enjoying the view!. There is an attractive fireplace with an open fire and tile hearth and a part 'oak' floor. The dining room/bedroom 3 is also well proportioned again with a lovely outlook towards Morecambe Bay. The breakfast kitchen is well proportioned and provides ample space for a breakfast table. There is a range of wall and base cabinets with inset sink and built-in 4 ring gas hob and double oven. Space for fridge and plumbing for dishwasher. Doors to pantry and rear vestibule which has an external door and is ideal for coats and muddy boots.

From the Inner Hall the return wide-tread staircase leads to the spacious first floor landing with airing cupboard off. There are 2 well proportioned double bedrooms - bedroom 1 has fitted wardrobes and under-eaves access which is ideal for storage or shoes! Bedroom 2 has a fitted double wardrobe. Both rooms have superb views towards Morecambe Bay and the fells beyond. The bathroom has a 3 piece white suite comprising bath, pedestal wash hand basin and WC. Part tiled walls and heated towel rail.

For those who require additional storage or a workspace, the under-croft/workshop is a practical feature and houses the wall mounted gas central heating boiler, hot water cylinder and varem water pressure system. There is also a WC and additional under-eaves storage (with some limited head height). Please note this area can sometimes have a wet floor. In addition to this area there is the the property's single garage and driveway parking. This ensures ample space for vehicles and hobbies, making it ideal for families or those with a penchant for DIY projects.

This charming Bungalow, with its superb views and potential for personalisation, is a rare find. Don't miss the chance to make it your own and enjoy a lifestyle of comfort and convenience in a picturesque setting. Arrange a viewing today and envision the possibilities!

Location: Located just a short walk from the town centre, this Bungalow is perfectly positioned to enjoy the best of both worlds – the peace of a residential area and the convenience of nearby amenities. Whether it's a leisurely stroll to local shops or a quick



Lounge



View from Terrace



Dining Room/Bedroom 3



Kitchen



Landing



Undercroft/Workshop

drive to explore the surrounding countryside, this location offers it all.

Grange is a popular and friendly seaside town which is well served by amenities such as Primary School, Medical Centre, Post Office, Library, Shops, Cafes/Tearooms, choice of Railway Stations and not forgetting the Ornamental Gardens, Band Stand and picturesque Edwardian, mile long, level, Promenade. Approx 20 minutes from the M6 Motorway and a touch further to the inner Lake District Grange is also very conveniently placed!

To reach the property proceed out of Grange in the direction of Allithwaite. Proceed past the Fire Station and turn left just past the Playing Fields into Yew Tree Road. Drop down the hill and around to the right and No.8 is shortly on your right hand side.

What3words

<https://what3words.com/pancakes.marinated.sushi>

Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hall

Inner Hall

Utility Room 11' 6" x 5' 7" (3.51m x 1.7m)

Cloakroom

Dining Room/Bedroom 3 18' 0" x 12' 0" (5.49m x 3.66m)

Lounge 20' 9" x 16' 11" into bay (6.32m x 5.16m into bay)

Breakfast Kitchen 15' 9" x 10' 0" (4.8m x 3.05m)

First Floor

Bedroom 1 17' 0" max x 14' 5" (5.18m max x 4.39m)

Bedroom 2 15' 10" max x 11' 9" max (4.83m mx x 3.58m max) some limited head height

Bathroom

Under-croft/Workshop 17' 1" max x 12' 1" (5.21m max x 3.68m)

Under-croft 2 20' 11" x 13' 4" (6.38m x 4.06m) some limited head height

Single Garage 16' 5" x 7' 4" min 5.01m x 2.26m min)

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

Tenure: Freehold. Vacant possession upon completion.

Conservation Area: This property is located within Grange Conservation Area.

Council Tax: Band E. Westmorland and Furness Council.

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

Material Information: The Purchaser will not at any time hereafter permit any trees or shrubs for the time being growing in or upon the said plot of land to exceed Ten feet in height from the ground having regard always to the present level of the said land and will at all times by cutting the same or otherwise prevent such trees and shrubs from exceeding the aforesaid height.

No building of any kind other than one private dwelling house with appropriate offices garage and outbuildings to be



Kitchen



Bedroom 1



Bedroom 2



External Rear



Drone View

appurtenant thereto and occupied therewith shall be erected thereon and no trade or business of any kind shall be carried upon any part thereof but this restriction shall not prevent the Purchaser from accommodating his friends as paying guests.

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 £1200 - £1400 per calendar month subject to some upgrading. 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

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



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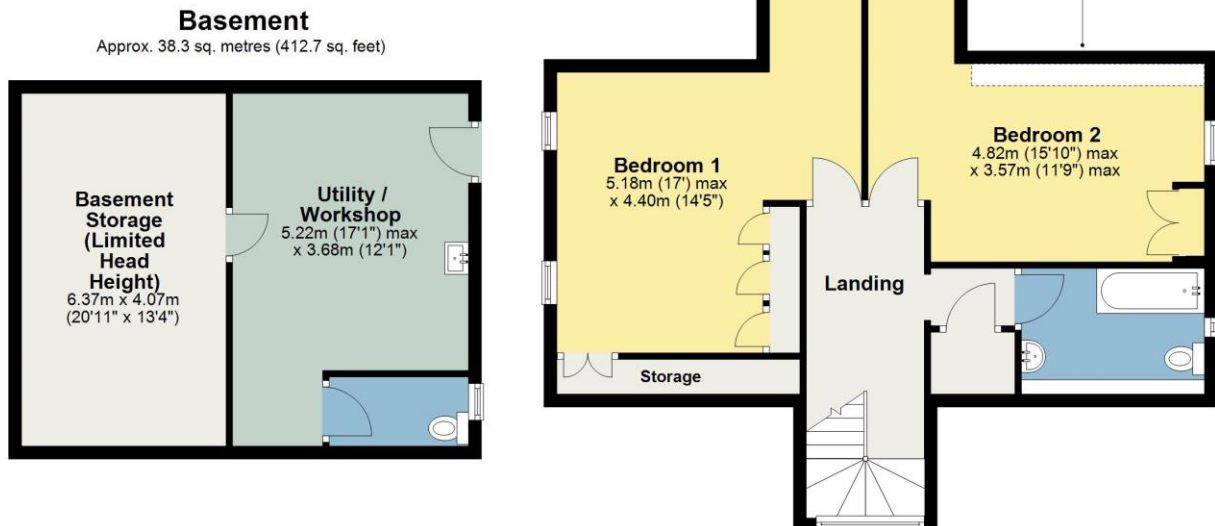
Ground Floor

Approx. 105.9 sq. metres (1140.4 sq. feet)

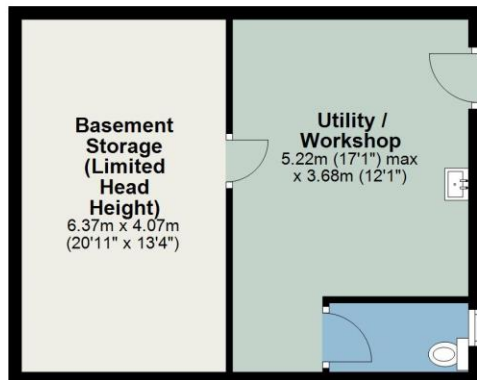


First Floor

Approx. 60.2 sq. metres (647.9 sq. feet)



Basement
Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 204.5 sq. metres (2200.9 sq. feet)

A thought from the owners - Plenty of interest observing the birds, the changing channels and tides and the Cross Bay Walkers in the summer.

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 27/12/2024.

Request a Viewing Online or Call 015395 32301