



Grange-over-Sands

£450,000

6 Cragg Drive, Grange-over-Sands, Cumbria, LA11 6BL

What a super property! This very well presented, chain free Detached, 2 Bedroom, Bungalow with spacious light rooms and a pleasing modern, minimalist feel, has spectacular views, generous outside space, and is in an excellent, convenient location. This lovely property will appeal to a variety of different buyers with so much on offer.

Inside the accommodation is arranged all on one floor for ease and is presented with neutral decor throughout - this only intensifies arguably the most important part - the expansive views!

Comprising Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room and Separate WC. Garage, Parking and Garden.

Quick Overview

- Spectacular Bay Views
- Short walk to town centre
- Detached Bungalow
- Lovely walks from the doorstep
- Well presented throughout
- Light, spacious and airy
- Generous Garden space
- Garage and Parking
- No upper chain
- Superfast Broadband



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Superfast
Broadband



Garage and
Parking

Property Reference: G3012



Hall



Lounge



Lounge Fireplace



View

Throughout the property the floor boards have been exposed and painted white, then distressed to create a lovely warm comfortable feeling - this also further enhances the delightful natural light.

Wide steps lead up to the lovely spacious Covered Porch with quarry tiled floor and the first look at the delightful views. This is a wonderful place for an outdoor chair or two to enjoy the view whatever the weather. The front door opens into the Hallway which is well proportioned with doors to all rooms and a useful cloaks cupboard. The Lounge is a most impressive room with pleasing dimensions and is light and bright with large a large picture window and a unique feature corner bay window making the most of the ever changing magnificent Bay views. Both windows are definitely the perfect place for a relaxing easy chair if you have lots of time to spare! Attractive wood burning stove set on polished hearth with oak mantel over. The Kitchen Diner is also of pleasing, square proportions with a good range of painted, dark grey, shaker style units with built-in hob and inset 1.5 stainless steel sink unit. Space for American style fridge freezer, free standing oven and washing machine. Window with rear aspect and space for small breakfast table. Door to the useful Rear Porch - perhaps a Utility Porch in the making? With handy WC and wash hand basin. External side door.

Both Bedrooms are spacious doubles. Bedroom 1 has a built in, recessed wardrobe and glazed doors and windows providing incredible Bay views and access to The Terrace. The Terrace is a wonderful addition with stunning views towards Morecambe Bay and the fells beyond. A wonderful space for morning coffee or an evening tippie. Bedroom 2 has a dual side and rear aspect and recessed, built in wardrobe. The Shower Room has a frosted rear window and white suite comprising WC, wash hand basin and double shower enclosure. Double, airing/linen cupboard housing the hot water cylinder.

The Garage has an electric roller door, power, light and water and houses the oil central heating boiler. Parking for 1 car to the front of the Garage. Additional parking on the gravelled area opposite the house which also belongs to the property. There is a small area of Garden to the front and rear, but the main Garden area is to the side of the property which is a spacious with some well established fruit trees, small lawn and hedged border. This is an excellent, private space.

Location Situated on an elevated plot on a quiet residential road close to the Centre of Grange over Sands which has amenities such as Medical Centre, Library, Primary School, Tea Rooms, Shops and Railway Station. In addition to the amenities there is a delightful, picturesque, mile long Edwardian Promenade, Duck Pond, Bandstand and Ornamental Gardens.



Lounge



View



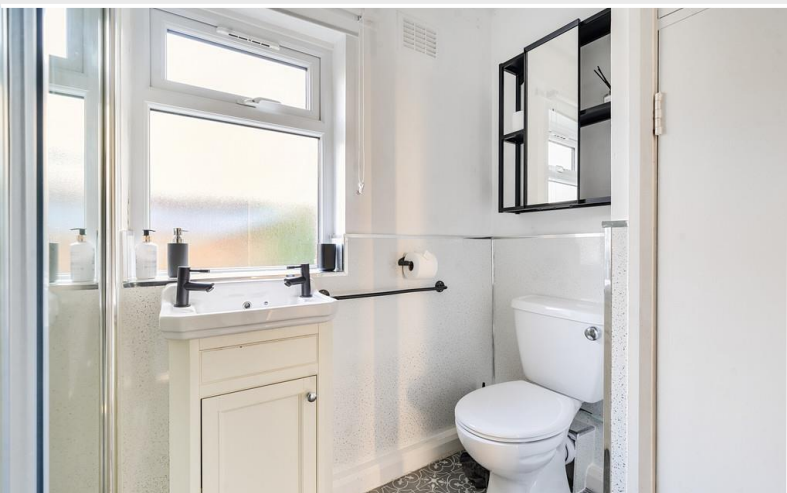
Kitchen



Terrace



Bedroom 2



Shower Room

With the M6 and the base of Lake Windermere just a 20 minute car journey, Grange is a popular and convenient choice for many people.

To reach the property from the Grange Office, proceed to the mini roundabout on Main Street and turn right, follow the short one way street to the end and go straight over at the cross roads, passing the library on the right. Cragg Drive is the second right - proceed up the hill for approx.100 yards taking the first right with number 6 being the first property on the left.

What3words -

<https://what3words.com/listening.promote.renderers>

Accommodation (with approximate measurements)

Covered Porch

Hallway

Lounge 15' 11" max x 14' 0" (4.85m max x 4.27m)

Kitchen Diner 12' 0" x 10' 9" (3.66m x 3.28m)

Rear Porch

WC

Bedroom 1 13' 1" x 11' 11" (3.99m x 3.63m)

Terrace 14' 4" x 5' 9" (4.37m x 1.75m)

Bedroom 2 13' 1" x 11' 0" (3.99m x 3.35m)

Shower Room

Garage 18' 0" x 10' 1" (5.49m x 3.07m)

Services: Mains electricity, water and drainage. Oil fired central heating.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band E. Westmorland and Furness Council.

Probate: Is in the throes of being applied for, so there could be a delay of up to 6 months in this being returned.

Material Information: The Side Garden may not be built on and the shrubs/trees must be kept to a minimum height of 6'0".

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £900 – £950 per calendar month. For further information and our terms and conditions please contact the Office.



Bedroom 1



Terrace



Bedroom 2



Side Garden



Views

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).

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Viewings available 7 days a week
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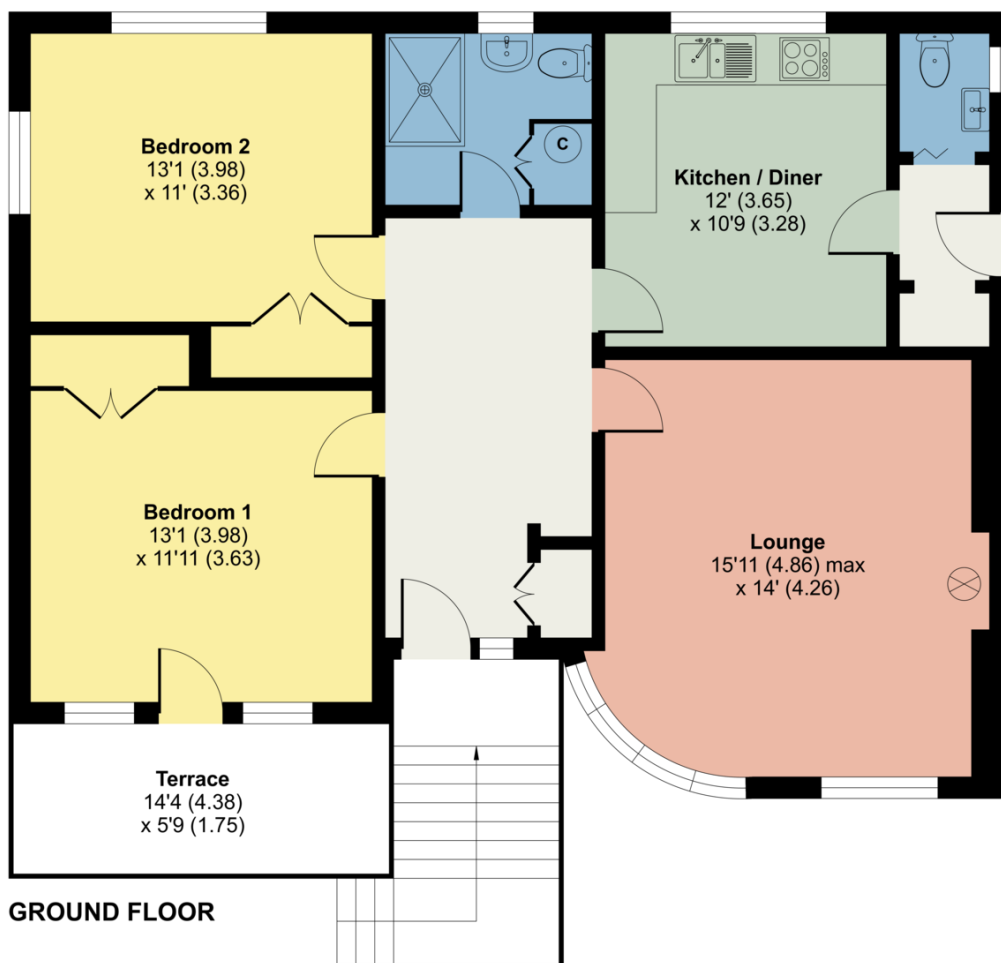
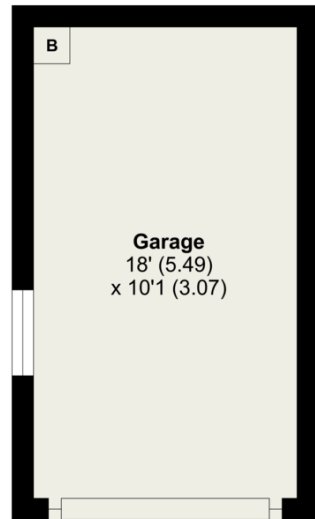
Cragg Drive, Grange-Over-Sands, LA11

Approximate Area = 954 sq ft / 88.6 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1240725

A thought from the owners - An extremely warm and relaxing house, with enough garden and terrace space to enjoy the views from various angles, throughout the seasons. The addition of a log fire makes winter very cosy indeed. Really handy for walking, cycling around the Lakes and beyond. Lots of potential to extend into the garage, undercroft or loft, subject to planning

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