



## Grange-over-Sands

£465,000

Fox Cottage, Allithwaite Road, Grange-over-Sands, Cumbria, LA11 7EN

Fox Cottage is a super property in so many ways. This delightful versatile 3 Bedroom Detached property offers a unique blend of contemporary living combined with lovely outdoor space and has views towards Morecambe Bay. Currently utilised as a Home with the First Floor used as a successful AirB&B, this property presents an exceptional opportunity for those seeking a versatile home with ample space for Family or Guests or a lucrative investment.

Over recent years the Vendors have fitted a lovely new Kitchen, replaced the boiler, updated some doors and transformed the delightful Gardens which offers a peaceful haven for the garden enthusiasts. Whether you're sipping your morning coffee on the patio or hosting a summer barbecue, the Garden is a perfect extension of the living space. The property also benefits from a Garage and additional Parking, ensuring convenience for residents and visitors alike.

### Quick Overview

Lovely views towards Morecambe Bay

Convenient location - short walk to the amenities

Versatile layout

Attractively presented

Warm and welcoming

Detached - 3 Double Bedrooms

Charming Summer House with decking

Excellent, spacious Gardens Front & Rear

Garage & Parking for several cars

Superfast broadband



3



2



2



D



Superfast  
Broadband



Garage & Ample  
Parking

Property Reference: G3035





Hallway



Lounge



Dining Room



Bathroom

This versatile property could be utilised as a Bungalow or a House and has had a recently fitted, soft green, secure, composite front door which opens into the welcoming and spacious central Hallway with stairs rising to the First Floor. Open arches to the Lounge, Dining Room and Inner Hall. The Lounge enjoys a dual aspect with twin windows which provides some lovely views into the front Garden towards Morecambe Bay between houses beyond! There is a cosy recessed wood burning stove for those colder evenings. The formal Dining Room is light and well proportioned with 2 windows providing a lovely aspect in to the front Garden with glimpses towards Morecambe Bay. The Inner Hall gives access to the Breakfast Kitchen, Bedroom 1 and Bathroom. The Breakfast Kitchen is generous with stable side door and wooden French doors to the Garden. Furnished with a quality range of cream wall and base cabinets with solid wood work surface and 1½ bowl sink unit. Built in double electric oven and induction hob with extractor over. Space and plumbing for washing machine, integrated slimline dishwasher, fridge and freezer. Breakfast bar seating and space for an additional chair or two, or small sofa as per current vendors. The Bathroom is spacious with tiled walls and has a frosted window to the rear. The white suite comprises 'P' shaped bath with shower over, WC and wash hand basin which is set into an attractive vanity unit. Bedroom 1 has a dual aspect with wooden, French doors leading directly out into the Garden - how wonderful for morning coffee on those lazy summer days! Luxuriously, this Bedroom also has a sizeable walk-in wardrobe with window - no need to clutter the Bedroom with wardrobes!

From the Entrance Hall the stairs lead to the First Floor Landing which is spacious and light with 'Velux' roof window, providing some delightful views towards Morecambe Bay - the vendors have cleverly used all space here to create a lovely, relaxing, sitting area by adding a couple of easy chairs. Eaves storage and Boiler cupboard housing the Worcester gas central heating boiler. Bedrooms 2 and 3 are both double rooms (with some limited head height) both have wooden, single glazed gable end windows with bespoke wooden shutters, 'Velux' roof windows and lots of eaves storage. The Bathroom is unique and ideal for 'children' with a WC, wash hand basin and ingenious half sized bath! Velux roof window.

The Gardens are super and a credit to the current owners hard work and dedication. The Front Garden has a good sized area of level lawn with some very productive fruit trees including apple and pear. There is an attractive Paved Patio and ample Parking for 2-3 cars. The Rear Garden is also very generous with feature circular stone/pebbled area with crazy paved pathway and containing some very interesting and colourful plants, shrubs and trees including Japanese Maple, Ornamental Olive and impressive Cordyline! The lawns are well tended and the flower borders are beautifully stocked. There are several mature trees (1 with tree house). The Summer House has a large decked and balustraded area to the front and is incredibly private and peaceful, with a very productive grape vine growing along the balustrade! A wonderful addition to this very desirable property.





Lounge



Breakfast Kitchen





Breakfast Kitchen



Bedroom 1



Bedroom 3



Bedroom 2

The Single Garage is currently used for storage and has power, light, water and even a radiator! Parking is provided to the front for several vehicles.

**Location** The location of Fox Cottage is just on the outskirts of the town, approx a 15 minute walk or very short drive. Set back from the road and slightly elevated it does enjoy some pleasing views towards Morecambe Bay. Grange is well served by amenities such as the Medical Centre, excellent Primary School, Post Office, Library, Shops, Cafes & Tea Rooms and a choice of 2 Railway Stations - Grange or Kents Bank. The mile long, level Edwardian Promenade, Band Stand and Ornamental Gardens are pretty and within easy reach.

Just 20 minutes or so from junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere, Grange over Sands is very convenient and popular with residents and holiday makers alike.

To reach the property continue out of Grange in the direction of Allithwaite along The Esplanade, passing the Fire Station and Medical Centre on the left hand side and continuing to Risedale Hill. Go past the pink Convalescent Home and Fox Cottage is the next house on the right hand side.

What3words: -stew.warnings.establish

**Accommodation (with approximate measurements)**

**Hallway**

**Lounge** 13' 11" x 11' 11" (4.24m x 3.64m)

**Dining Room** 13' 11" x 11' 11" (4.26m x 3.64m)

**Breakfast Kitchen** 17' 4" max x 11' 11" max (5.28m max x 3.63m max)

**Bedroom 1** 11' 11" x 10' 6" (3.63m x 3.2m)

**Walk-in Wardrobe** 9' 10" x 4' 11" (3m x 1.51m)

**Bathroom**

**Bedroom 2** 14' 4" x 11' 5" (4.37m x 3.48m) limited head height

**Bedroom 3** 13' 11" x 10' 10" (4.24m x 3.3m) limited head height

**'Bath' Room**

**Garage** 17' 1" x 8' 4" (5.21m x 2.54m)

**Summer House** 9' 8" x 6' 5" (2.96m x 1.96m)

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

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band

**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





Summer House



View





Rear Garden



Rear Garden



Elevated

offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £900 – £1000 per calendar month. For further information and our terms and conditions please contact the 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  
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# Allithwaite Road, LA11

Approximate Area = 1196 sq ft / 111 sq m

Limited Use Area(s) = 691 sq ft / 64.2 sq m

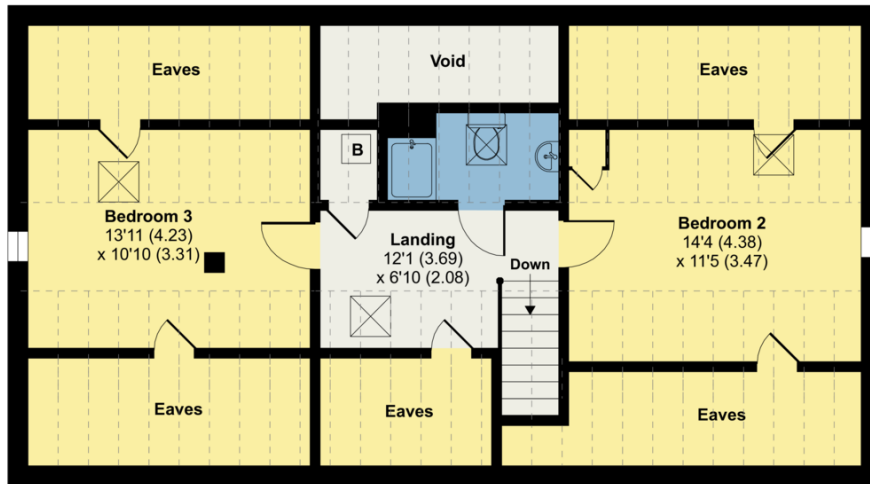
Garage = 143 sq ft / 13.3 sq m

Total = 2030 sq ft / 188.6 sq m

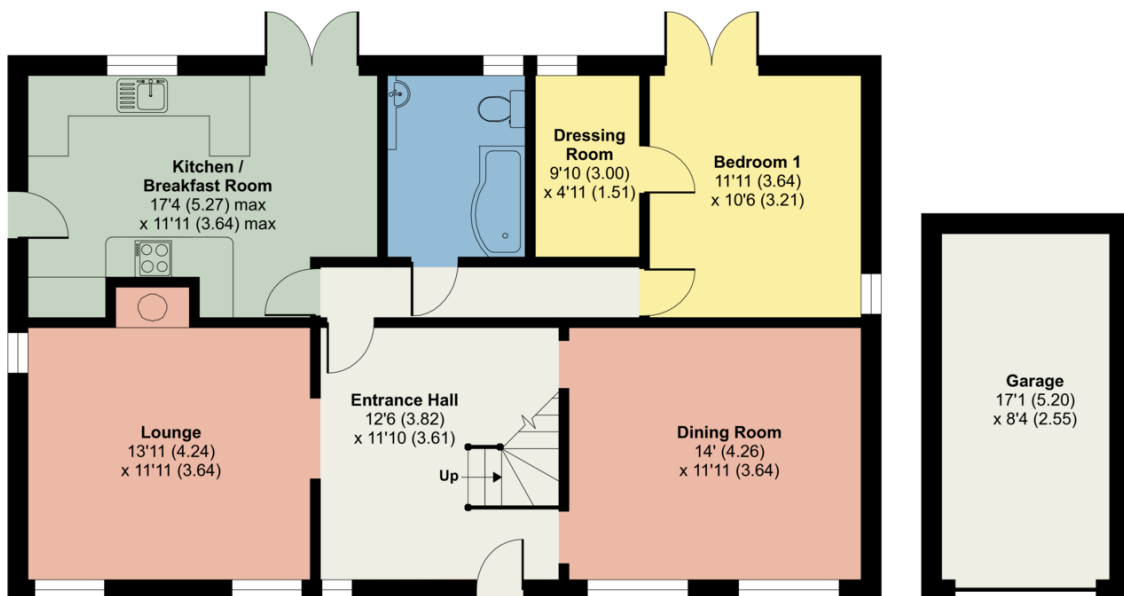
For identification only - Not to scale



Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



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: 1250216

A thought from the owners - "Fox Cottage is a light, fun and cosy home with ever changing views over Morecambe Bay, offering great opportunities to host and entertain".

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