



Grange-over-Sands

£730,000

Low Meadow, 3 Cat Tree Road, Grange-over-Sands,
Cumbria, LA11 7ED

Low Meadow is a stunning Detached Home that ticks every box. Spread over 3 beautifully extended and improved floors, this residence offers the perfect blend of modern comfort and timeless elegance. With 4/5 bedrooms, it provides ample space for family and guests. Each room is designed to maximise space and natural light, creating a warm and inviting atmosphere. The flexible layout allows you to customise the space to suit your needs - such as whether for a home office or a cosy snug.

Outside, a generous Garden awaits, complete with an undercover BBQ area ideal for al fresco dining. The property also boasts ample parking and easy access to local amenities, making it perfect for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this exquisite family home your own.

Quick Overview

- Impressive partial views towards Morecambe Bay
- Quiet residential location
- Conveniently situated just on the edge of town
- Presented to a very high standard
- Spacious and light rooms with modern open plan feel
- Useful Undercroft
- Amenities and delightful walks from the doorstep
- Garden & Undercover BBQ Area
- Parking for several cars
- Superfast Broadband



4



2



3



C



Superfast
Broadband



Parking for
several cars

Property Reference: G3027



Dining Hall



Kitchen



Kitchen



Snug

The main door opens into the Entrance Area with slate tiled floor, sun tube and useful cloaks cupboard. Open to the Dining Hall - this wonderful, very sunny and impressively proportioned space is the heart of the home and is subtly open to the Kitchen, Snug and Lounge. There is very attractive dark, engineered oak flooring, stairs leading up and downstairs and French doors on to the Terrace which provides pleasant views towards Morecambe Bay. It is easy to understand why often the modern buyer leans towards the preference of open plan living - this space is not only ideal for everyday family life but also perfection for entertaining! The Kitchen has a window to the rear aspect and is furnished with an extensive range of cream, shaker style wall and base cabinets with luxurious, dark granite work-surface plus breakfast-bar seating. Built in deep sink, 'NEFF' double oven and induction hob. Integrated dishwasher, 2 fridges and the cherry on the cake being the lovely gas AGA. The Snug is a fabulous bonus room, bright and airy with pitched ceiling, electronic roof window, external door, floor to ceiling windows providing good glimpses towards Morecambe Bay, lovely red multi-fuel stove with feature stone chimney breast and a continuation of the dark 'oak' flooring. The Lounge is most impressive with incredible dimensions - this relaxing and inviting room is flooded with natural light and enjoys a dual aspect. French doors lead to the Terrace and 2 full height front windows with fitted Louvolite electric blinds provide similar, pleasing views over the Garden towards Morecambe Bay. Super multi-fuel stove and very attractive 'parquet' flooring.

Leading off the main Dining Hall is a corridor where the Utility Room, Study/Office and Bedroom 3 can be found. There is a modern Utility Room with WC and underfloor heating - a must for every modern home! The Study/Office could be utilised as a 5th Double Bedroom if necessary and has an attractive panelled wall. Bedroom 3 is a lovely Double Bedroom with side window and attractive panelled wall.

The Lower Ground Floor has access to useful storage. Bedrooms 1 and 2 can be found down here, both are light and bright with dual aspects and French doors directly to the Garden. Bedroom 1 also has a range of built in wardrobes. The Shower Room is contemporary with frosted side window and underfloor heating. Double walk in shower, WC and wash hand basin on high gloss vanity cabinet. Karndean flooring and complementary wall tiling.

From the Open Plan Dining Area, stairs lead up to the First Floor which has some limited head height and is essentially a suite! There is also a further, undeveloped room which is currently utilised as storage but is a similar size to Bedroom 4. The landing is currently utilised as a Dressing Area with fitted dressing table, roof window and clothing rail. Bedroom 4 also has limited head height in parts but is well proportioned with attractive panelled wall, 2 roof windows, 1 providing exceptional, far reaching views towards Morecambe Bay and beyond. The Shower Room has underfloor heating and a contemporary white suite with walk in shower, wash hand basin and WC. Attractive, large 'subway' type tiling, roof window, chrome ladder radiator and some limited head height.

The Boiler Room is located externally to the right of the main door and houses the gas central heating boiler, Velux hot water solar panel controls, Worcester hot water cylinder and pressurised system. There is also room for a little extra storage. To the side of the property there is a spacious Under-croft with power, light and is excellent for storage.



Lounge



Dining Hall



Bedroom 1



Bedroom 2



Bedroom 4



Bedroom 3

The main Garden is excellent, it has a little something for everyone! Large and exciting enough for energetic and adventurous children and the all play equipment that inevitable comes with this! But also a good area of lawn with several productive fruit trees including Apple, Plum and Fig plus vegetable plots and flower beds for the 'green fingered'. Also, for the adults is a good area of Decking with wooden 'bar' and 'bbq' so the garden ticks the box for the grown ups too!

There is also a side Garden with timber shed and green house plus a smaller area with rockery plantings to the rear where the steps lead up to the Parking Area with space for 3/4 vehicles.

Location Cat Tree Road is a very desirable address in Grange over Sands for a number of reasons. It is a convenient location for the amenities of the town and is a peaceful and quiet residential area - also most properties here have beautiful views towards the ever changing sands of Morecambe Bay.

Approximately a 5 minute walk or a short drive to the town centre with amenities such as Library, Post Office, Primary School, Railway Station, Cafes, Shops and Tea Rooms. Even closer is the Medical Centre and picturesque, mile long, level, Edwardian Promenade. Grange is just 20 minutes from junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere and all the attractions.

To reach the property proceed out of Grange Town Centre in the direction of Allithwaite along the Esplanade. Passing The Fire Station and Playing Fields on your left, take the next right into Cat Tree Road. Low Meadow can be found shortly on the right.

What3words -
<https://what3words.com/vampire.presented.painted>

Accommodation (with approximate measurements)

- Entrance
- Dining Hall 28' 3" max x 10' 4" (8.61m max x 3.15m)
- Terrace 14' 5" x 11' 6" (4.39m x 3.51m)
- Kitchen 13' 9" x 13' 0" (4.19m x 3.96m)
- Snug 17' 6" x 10' 8" (5.33m x 3.25m)
- Lounge 21' 7" x 17' 5" (6.58m x 5.31m)
- Utility Room & WC 8' 0" x 6' 5" (2.44m x 1.96m)
- Study/Bedroom 5 13' 5" x 8' 4" (4.09m x 2.54m)
- Bedroom 3 13' 5" x 10' 5" (4.09m x 3.18m)
- Lower Ground Floor
- Bedroom 1 14' 5" x 9' 5" (4.39m x 2.87m) plus wardrobes
- Bedroom 2 11' 10" x 10' 2" (3.61m x 3.1m)
- Shower Room
- First Floor
- Bedroom 4 12' 7" x 10' 4" (3.84m x 3.15m) some limited head height
- Shower Room
- Outside
- Boiler Room 7' 9" x 4' 3" (2.36m x 1.3m)
- Under Croft

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. Underfloor heating to Shower Rooms & Utility Room. Solar panels which heat the water. uPVC windows. Timber doors.



Views



Rear Garden



Terrace



Shower Room



External

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. Westmorland and Furness Council.

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 £1300 - £1400 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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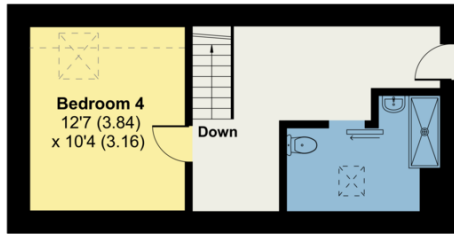
Approximate Area = 2204 sq ft / 204.7 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Boiler Room = 33 sq ft / 3 sq m

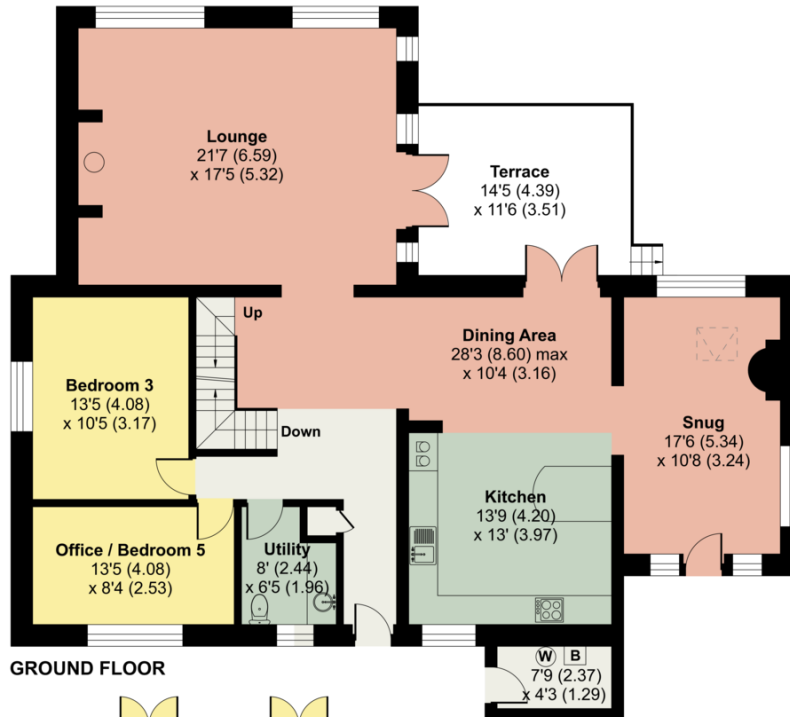
Total = 2253 sq ft / 209.1 sq m

For identification only - Not to scale

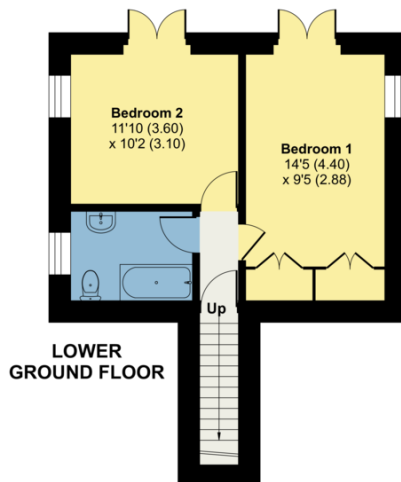


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



LOWER 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: 1248963

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