





Open Plan Living Area



Entrance Hall



Open Plan Living/Dining Kitchen

Steen Heights

£585,000

Steen Heights

Windermere Road

Grange-over-Sands

Cumbria

LA11 6EG

Steen Heights is one of those very special properties that will command much interest - in fact, we think you may need to form an orderly queue. A property you may have driven past many times and not even noticed but once noticed you will not understand how it wasn't on your radar! Set in approx 0.3 of an acre this property perfect for families, home workers, professional couples, retirees, blended families with a dependent relative with limited mobility perhaps, those who like to spread out or those who like hosting guests (and those who don't). With the '3' Gardens there is even a Garden for everyone. The kids, the adults, the entertainers, the sun bathers, the dog, the peace seekers, the view lovers even Alan Titchmarsh!

The time and attention to detail in terms of fittings and future proofing internally and externally is impressive to say the least - clearly this would make a perfect home forever?

What a lovely approach, up the gently sweeping driveway to the double gates - excellent first impressions! From the car, across the paved terrace to the attractive, glazed, uPVC front door which opens into the Entrance Vestibule with door into the Hallway which is inviting, bright and spacious with useful, concealed 'Cloaks Nook' a little further along. Part open to the Lounge with glazed front doors leading to the Terrace. This very sunny room enjoys a lovely outlook over the town towards Morecambe Bay and is light and airy with a modern

feel. Provision for media wall if required. Stairs lead to the First Floor with useful under-stairs storage cupboard - storage is another thing this property has an abundance of!

Also off the Hallway is access to the spacious, Open Plan, Living/Dining Kitchen via the glazed double doors with 'parliament' hinges to allow fully flush opening and attractive, LVT 'oak' flooring. It is easy to see why this arrangement is favoured by the modern day buyer as this space has a dual aspect with 3 side windows with lovely outlook to woodland and traditional, 'bow' window to the front with further, enviable views over the town towards Morecambe Bay. Ample space for both living and dining furniture and provisions for a media wall. The spacious and well thought out Kitchen with breakfast bar seating is to the far end and furnished with a good range of mid grey, high gloss wall and base cabinets with wood effect work surface, funky apple green splash backs and stainless steel sink. Integrated fridge freezer, 'SMEG' dishwasher and built-in 'Bosch' double oven and gas hob.

Bedrooms 2 and 3 can conveniently be found on this level, both are well proportioned Double Bedrooms. Bedroom 3 has patio doors leading out to the 'West' Garden which gives it a distinct holiday feel and Bedroom 2 looks into woodland and has a built in wardrobe. Off the Rear Hallway is the Laundry Closet which was previously a cloakroom and still has provisions for WC and sink if required. Currently it is home to the washing machine with additional shelving for storage - opposite is an equally handy heated linen cupboard. The Bathroom is sizeable with frosted side window and a white suite comprising WC, wash hand basin, corner shower and bath. To the rear is the Utility/Boot Room with additional storage. This room is very useful indeed with deep porcelain sink (ideal for bathing the smaller muddy dog), outdoor socket, ceramic tiled floor, space for additional fridge and freezer if required and external rear door. There is ladder access to the bespoke 'Mezzanine' area which is a lovely space, very flexible and suitable for a variety of different purposes. Balustraded for safety with 'Velux' roof window. Although there is some reduced head height this space would make a cosy Office,



Lounge



Bathroom





Bedroom 2



Mezzanine Area



Bedroom 3

Study, Teenagers chill-out space, Hobbies/Craft Room.

From the Hallway the stairs lead up to the spacious Gallery Landing which is light and bright with 2 'Velux' roof windows which provide delightful views towards Morecambe Bay which changes pleasantly with the seasons. Currently utilised as a generous Study, this area would make a super Studio, Library, Music Room - whatever you like! There is access from here to the extensive eaves storage which wraps right around the back! The Master Bedroom is very generous with dormer window overlooking the charming 'West' Garden and to Eggerslack Woods beyond. Extensive range of fitted 'oak'

wardrobes. The En-suite Shower Room is attractively tiled with 'Velux' roof window and white suite comprising corner shower, WC and wash hand basin.

Just outside the 'Rear Door', is a quirky outbuilding - this charming feature has a rounded ceiling and is of course for whatever you wish! The Gardens! Wow, where to start. Firstly the affectionately named 'West Garden'. What a joy! All of the Gardens are a real credit to the vendor's hard work and vision. With a real contemporary feel this terraced space with areas of sunny composite decking, ornamental structures, thoughtful planting and subtle lighting is a real gem. Private

and bordered largely by woodland there are so many areas here to enjoy: from the raised bench under the arbour to the spacious sunny decked patio area to the private top corner pergola which provides much needed shade. There is also an outdoor socket or two for some atmospheric external lighting. This Garden is a real mix of contemporary and traditional with some attractive and colourful rockery plantings. The Garden Room with power is a great addition so this wonderful Garden can be enjoyed whatever the weather- it even boasts a decent Bay view!



Kitchen Area

The front Garden has a very different but equally impressive feeling. More relaxed with generous sloping lawn, large central rockery with some very pretty, established plants and shrubs, central ornamental pond complete with frogs and some recently planted fruit trees! Other, mature, well tended and shaped trees and shrubs are dotted around pleasantly too. This Garden is secure and enclosed by the thick laurel hedge with additional fencing so safe for our furry friends. A pathway with steps has been created down to the corner that gets the very last of the day's sun. The Terrace is a real treat - the icing on the cake so to speak. This south facing, paved Terrace provides ample space for outdoor furniture and is the

ideal spot to sit, relax and watch the world go by. The Garden to the other side, the 'East' Garden has access to the extensive Under-croft - excellent dry storage. This Garden is possibly the most 'productive' with two raised vegetable beds in the lower part and 'greenhouse'.

There is a Workshop with power and light with Store to the rear. Car Port and Garage with power, light and even a view!!! The Garage has been recently re-roofed and had a 'Velux' added - more of a workshop really! Parking is provided on the spacious driveway for several vehicles.



Gallery Landing



En-Suite Shower Room

Location Steen Heights occupies an excellent location, not only making the best of the views on offer but benefiting from a short, level walk into Grange over Sands and is literally a hop skip and a jump from some beautiful woodland walks - as long or short as you like! Grange over Sands is a very popular town, popular with residents and holiday makers alike. With the excellent range of amenities such as Railway Station (literally a stone's throw away), Primary School, Medical Centre, Post Office, Library, range of Shops, Cafes and Tearooms and with the charming and picturesque, mile long Edwardian Promenade, Band Stand and Ornamental Gardens to name just a few delights it is easy to see why! Along with

all of this is the very convenient location - approximately 20 minutes from both the M6 Motorway and the base of Lake Windermere. Just a little further to the attractions on offer in the Inner Lake District.

To reach the property from Grange Station turn right at the mini-roundabout into Windermere Road, proceed along this road and the driveway to Steen Heights can be found on the left hand side - the last house on the left before the woodland.

What3words -
<https://what3words.com/running.appointed.blesses>

Accommodation (with approximate measurements)

Hallway

Lounge 12' 1" x 10' 4" (3.68m x 3.15m)

Open Plan Living/Dining/Kitchen 36' 10" into bay x 10' 11" (11.23m into bay x 3.33m)

Bedroom 2 12' 2" max x 10' 1" (3.71m max x 3.07m)

Bedroom 3 10' 10" x 9' 11" (3.3m x 3.02m)

Laundry

Bathroom

Utility Room 9' 10" max x 6' 6" (3m max x 1.98m)

Mezzanine 11' 0" x 7' 5" min (3.35m x 2.26m min)

Gallery Landing / Study 19' 4" x 8' 7" (5.89m x 2.62m)

Bedroom 1 16' 10" inc wardrobes x 13' 11" (5.13m inc wardrobes x 4.24m)

En-Suite

Wrap around Eaves Storage

Garden Room 7' 6" x 7' 3" (2.29m x 2.21m)

Garage 18' 6" x 7' 11" (5.64m x 2.41m)

Car Port 14' 0" x 9' 11" (4.27m x 3.02m)

Shed and Store 9' 7" x 7' 8" (2.94m x 2.36m) plus 9' 7" x 3' 6" (2.94m x 1.07m)

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

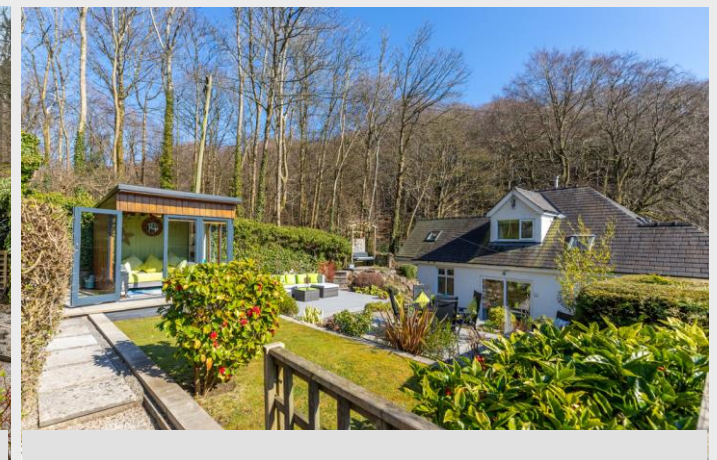
Tenure: Freehold. Vacant possession upon completion.



Bedroom 1



Garden





Garden



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

Council Tax: Band E. Westmorland and Furness Council.

Broadband: Superfast Broadband

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 £1200 – £1300 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).

Owners Comment: This fabulous home with its elevated views, extensive gardens and great entertaining spaces makes us feel like we are always on holiday.

Windermere Road, Grange-Over-Sands, LA11

Approximate Area = 1671 sq ft / 155.2 sq m (excludes carport)
 Limited Use Area(s) = 279 sq ft / 25.9 sq m
 Garage = 146 sq ft / 13.5 sq m
 Summer House = 54 sq ft / 5 sq m
 Total = 2150 sq ft / 199.6sq m

For identification only - Not to scale

Denotes restricted head height



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: 1261441