



Grange-over-Sands

£195,000

Flat 1 The Granary, Main Street, Grange-over-Sands,
Cumbria, LA11 6DY

What a super property! This beautifully presented, Ground Floor, conveniently located, spacious and light filled Apartment with pleasing views and Parking Space will have a broad appeal. A wonderful lock up and leave/bolt hole, an excellent First Time Buyer property or fabulous for downsizer retirees looking for lateral living with convenient access to the amenities. In addition to all of the above, this spacious Apartment is beautifully presented throughout and it is very apparent that the current vendor has a talented eye for design.

Situated within a short walk of the Railway Station and towns amenities and literally a stones throw from the picturesque, Edwardian, mile long level Promenade. This property will certainly not disappoint upon a viewing.

Quick Overview

Presented to a high standard throughout

Pleasant outlook

Modern and tasteful

Excellent, convenient location

Easy access to Railway Station and amenities

2 minutes from picturesque Promenade

Excellent alternative to a Bungalow

Parking Space

No upper chain

Superfast Broadband



2



1



1



D



Superfast
Broadband



1 Parking Space

Property Reference: G3059



Entrance Hall



Kitchen



Kitchen



Lounge

There are two main entrances to this property, one conveniently directly onto Main Street with a second to the Rear access on the Ground Floor. The secure main door opens into the Private Vestibule with useful cloaks cupboard. Door into the central Hallway which is spacious with attractive, herringbone pattern wood effect flooring, cupboard housing the hot water cylinder and 'Zilmet' water pressure system. Access to all rooms. The Kitchen has twin windows to the side and pleasant outlook towards the Garden Centre and is furnished with a range of 'two-tone' grey wall and base cabinets with inset stainless steel sink and , breakfast bar seating for two. Built in electric oven, ceramic hob, integrated fridge and washing machine. The Lounge is well proportioned and enjoys a dual aspect being roomy enough to accommodate living and dining furniture. Attractive, herringbone pattern wood effect flooring.

Bedroom 1 is a well proportioned double with large window to the front of the building. Bedroom 2 is a second double with charming view overlooking the pretty Memorial Garden. The contemporary Shower Room has underfloor heating and muted 'Moroccan' style flooring. Double walk in shower with complementary modern subway tiling, WC and wash hand basin on wall mounted vanity unit.

Located conveniently close to the external rear door is the Parking space for 1 car.

Location Flat 1 The Granary enjoys a super location. Just a hop, skip and a jump from the pretty Memorial Garden, Duck Pond and picturesque Edwardian Promenade. The amenities of the town such as Medical Centre, Railway Station, Library, Post Office, Primary School etc are also within easy reach.

To reach the property, if travelling from Lindale go past the Netherwood Hotel and approach the mini round about at the 'Duck Pond' heading into Grange. After approximately 200 yards take the first exit turn left into the Granary gateway just before the shops begin on the left, or, for the rear parking, follow down towards The Commodore Public house, into the car park and approximately half way along on the left hand side is the gateway and parking to the rear of the building.

What3words - <https://what3words.com/flasks.acrobats.shirts>

Accommodation (with approximate measurements)

Vestibule

Hallway

Breakfast Kitchen 11' 2" x 7' 7" (3.4m x 2.31m)

Lounge/Dining Room 14' 6" x 13' 4" (4.42m x 4.06m)

Bedroom 1 11' 8" x 10' 6" (3.56m x 3.2m)

Bedroom 2 11' 8" x 8' 8" (3.56m x 2.64m)

Shower Room

Services: Mains electricity, water and drainage. Electric 'Haverland' heaters.

Tenure: Leasehold. Subject to a 999 year lease dated the 20th December 2001. No upper chain.

Note: This property may only be used as a Private Residence. Holiday Letting is not permitted.

Council Tax: Band B. Westmorland and Furness Council.

Management Charges: Subject to a quarterly charge of £484 - total £1936.

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

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 £675 - £725 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Check (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).



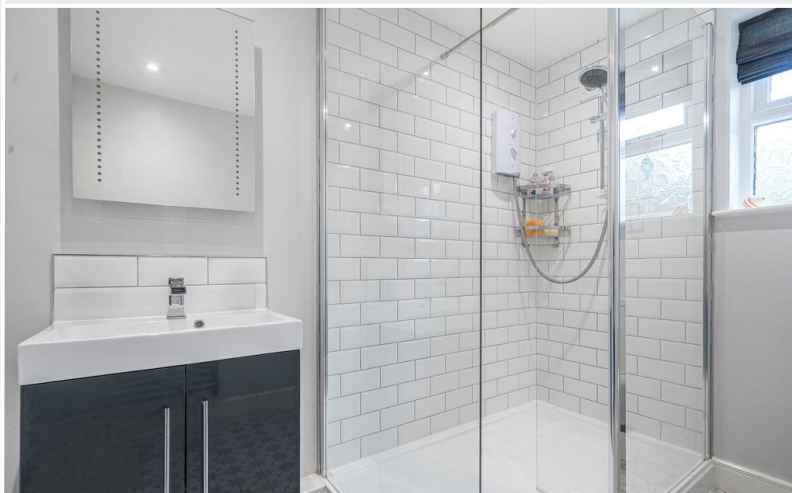
Lounge



Bedroom 1



Bedroom 2



Shower Room

The Granary, Main Street, Grange-Over-Sands, LA11

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



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: 1268081

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