



Grange-over-Sands

£450,000

Cragside, 30 Highfield Road, Grange-over-Sands,
Cumbria, LA11 7JB

Cragside is a superb 2 Bedroom Detached Bungalow and occupies a generous plot making the most of the breath-taking views towards Morecambe Bay. It boasts spacious sunny rooms bathed in natural light, is presented in excellent condition (having been meticulously maintained) has attractive, neutral décor and the most wonderful Garden. In addition to this, is the versatile Loft Studio with remote controlled ladder. The location is superb, just far enough away from the centre to enjoy the residential peace and quiet but within a short walk of all amenities.

This description really does not do this lovely warm welcoming home justice so we would suggest an early viewing. Properties ticking all of these boxes in this condition and location do not come to the market every day!

Quick Overview

Sublime Bay Views
Immaculately presented
Spacious and sunny
Wonderful Gardens
Detached Bungalow with 2 Double Bedrooms
Convenient location
Excellent, versatile Loft Studio with further potential
Parking and Garage
Superfast Broadband



2



2



1



D



Superfast
Broadband



Garage and
Parking

Property Reference: G3053



Hall



Kitchen



Lounge/Dining Room



Lounge/Dining Room

The main door is to the rear and opens in to the useful Vestibule with original glass panelled door opening into the Hallway which is wide, well proportioned and 'L' shaped with cloaks cupboard and access to all the rooms. The loft hatch with remote controlled ladder leads up to the converted Loft Space which provides exciting opportunities for the new owners. Currently utilised as a large Study/Studio with 4 'Velux' roof windows (with incredible Bay views) and 2 double radiators. With excellent dimensions, extensive eaves storage and good head height, subject to relevant planning consents, a Master Suite could be exceptional!

The Breakfast Kitchen is positioned to the rear with pretty outlook into the Rear Garden. Well equipped and furnished with a high quality German Kitchen by Webbs of Kendal. It has a deep 1½ bowl Franke stainless steel sink and 'NEFF' integrated/built in appliances including induction hob, electric ovens, microwave, dishwasher and fridge freezer. The Lounge/Dining Room is a joy! This large, 'L' shaped room is flooded with natural light through the 4 windows and dominated completely by the most stunning view of Morecambe Bay and Yorkshire Fells. If you ever get past the views the generous proportions of this room are apparent and accommodates lounge and dining furniture with ease. Charming electric faux wood-burning stove. Off the lounge is the Sun Porch with access to the Front Garden, a wonderful, cosy space from which to sit and enjoy the magnificent view whatever the weather.

Bedroom 1 is a spacious Double Room with dual aspect and again wonderful views towards Morecambe Bay. There is an excellent range of fitted wardrobes and drawers. Bedroom 2 is also a double with side window and fitted double wardrobe, door to En-suite Shower Room with WC, small wall mounted wash hand basin and shower enclosure. The House Bathroom is modern with a 4 piece white suite comprising WC, wash hand basin on vanity unit, bath and shower cubicle. Complementary contemporary tiling and radiator.

Located just outside the main entrance door is the Utility Room with Belling combi boiler, drying rack, Belfast sink and access to a further store, with reduced head height and plumbing for raised washing machine. From the Utility a door leads to an undercover area with access to the 'Gardeners WC', Store and side path to the Front Garden. Steps lead to the Single Garage which has a remote controlled roller security door, power and light. Parking on the driveway for 3 cars. There is a large Patio which catches the sun until 7pm and has a flower bed to the side. There is a further raised flower bed in front of the Kitchen window. The Front Garden is the 'show stopper' - gently sloping with a profusion of colourful and interesting plants and shrubs, all carefully planted in a rockery style. Paved and gravel pathways lead through this spacious and sunny Garden. There is a small



Lounge/Dining Room



Kitchen



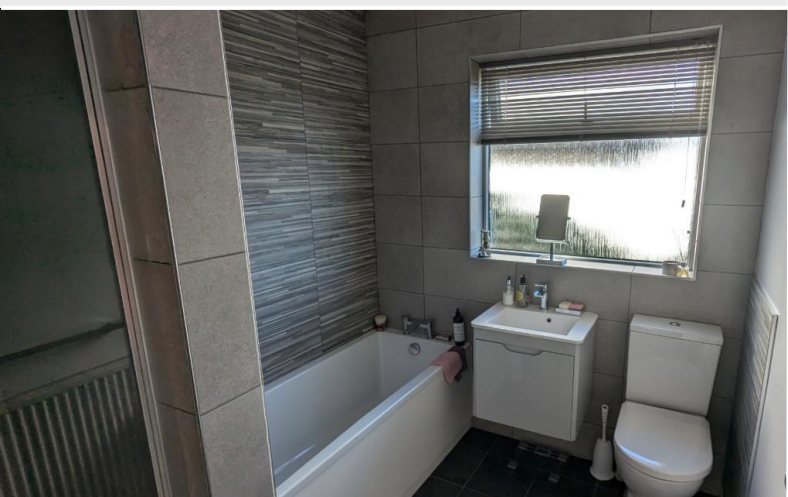
Sun Porch



Bedroom 1



Bedroom 2



Bathroom

pond, level lawn and large, paved terrace from which to enjoy those wonderful views.

Location Cragside enjoys a quiet location on a sought after residential road just a short walk from the many amenities on offer, which include Post Office, Library, Shops, Cafes and Tea Rooms which can be found in the centre of the town, with the Medical Centre, Primary School and Railway Station also being within very easy reach. The Edwardian, mile long, picturesque Promenade, well known Bandstand and Ornamental Gardens are all delightful and within walking distance.

To reach the property continue up Main Street, to straight ahead along the Esplanade and bear right opposite the Fire Station onto Fell Drive. Proceed up the hill and take the first right into Highfield Road. The property is situated approximately 150 yards on the left.

what3words: tadpole.petty.unable

Accommodation (with approximate measurements)

Vestibule

Hallway

Kitchen 11' 11" x 9' 11" (3.63m x 3.02m)

Lounge/Dining Room 23' 10" max x 17' 11" max (7.26m max x 5.46m max)

Bedroom 1 13' 11" x 13' 11" (4.24m x 4.24m)

Bedroom 2 13' 11" x 9' 4" (4.24m x 2.84m)

En-Suite Shower Room

Bathroom

Loft Studio 33' 10" max x 31' 10" max (10.31m max x 9.7m max) with some limited head height

Utility Room 10' 0" x 4' 6" (3.07m x 1.38m)

Store 6' 3" x 6' 0" (1.91m x 1.83m) limited head height

Outdoor WC

Garden Store 5' 8" x 3' 0" (1.73m x 0.91m)

Garage

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

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 £950 – £1050 per calendar month. For further information and our terms and conditions please



Loft Room



Bedroom 1



View



Garage



contact the Office.

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Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk



Highfield Road, Grange-Over-Sands, LA11

Approximate Area = 1666 sq ft / 154.7 sq m (excludes lean-to)

Limited Use Area(s) = 639 sq ft / 59.3 sq m

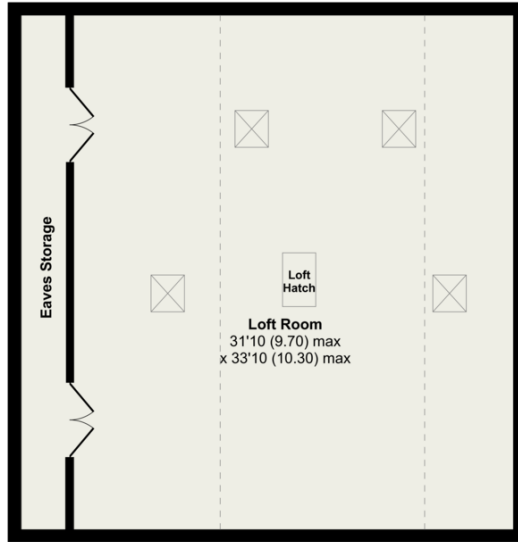
Garage = 218 sq ft / 20.2 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 2557 sq ft / 237.5 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). © n'checon 2025. Produced for Hackney & Leigh. REF: 1264188

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