



Grange-over-Sands

£245,000

13 Fell Cottages, Grange Fell Road, Grange-over-Sands, Cumbria, LA11 6AH

Cottages on this row are always popular and No.13 is particularly appealing not least because of the striking 'tea green' exterior! It is well presented throughout, has a lovely sunny forecourt to the front, good sized Rear Garden that enjoys a good amount of privacy, Garage, Workshop and pleasing views!

The Cottage enjoys some pleasing views towards Morecambe Bay particularly from Bedroom 1 and the front forecourt Garden. There are uPVC double glazed windows and gas central heating (Worcester boiler with Hive control fitted 2017). This lovely property should appeal to First Time Buyers in particular or Downsizers.

Quick Overview

Deceptively spacious Mid Terrace Cottage
Views towards Morecambe Bay
Edge of town location
Beautiful walks from the doorstep
Well presented throughout
Sunny Forecourt Garden and Rear Garden
Close to Primary School
Workshop/Storage
Garage
Superfast Broadband



2



1



1



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Superfast
Broadband



Garage and
Parking Space

Property Reference: G3055



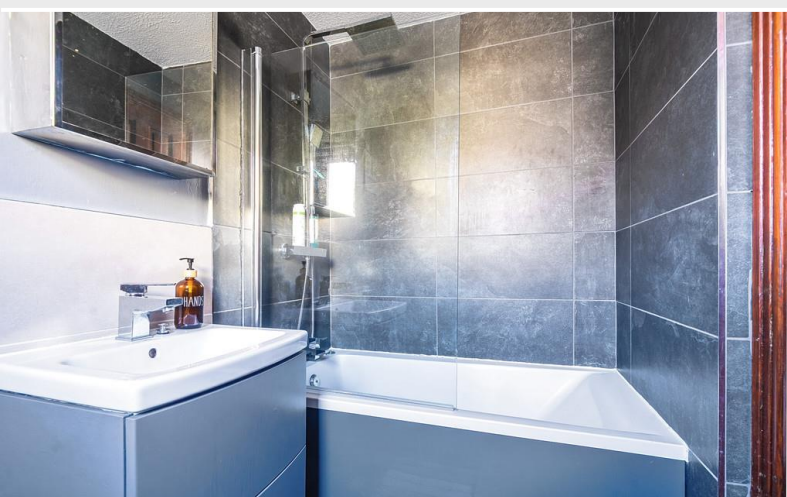
Living/Dining Room



Living/Dining Room



Kitchen



Bathroom

The front door opens into the tiled Porch/Vestibule and then through to the Lounge/Dining Room with attractive 'Farrow & Ball' decor. The Lounge/Dining Room is spacious and well proportioned with large under-stairs closet and ample room for both living and dining furniture. Central fireplace recess with a floating Oak mantel and granite hearth. Front Bay window with deep display sill and a good glimpse or two towards Morecambe Bay! The Kitchen has a rear aspect and is fitted with a range of cream wall and base cabinets with stainless steel handles. Stone resin black sink with Bristan mixer tap, free-standing gas cooker and space for a washing machine/dishwasher and fridge freezer. The Rear Lobby has an external door and access to the Bathroom. The Bathroom has a frosted window to the rear and modern white suite comprising bath with mixer shower (fixed head and handset), wash hand basin on wall mounted vanity unit and WC. Attractive wall and floor tiling.

From the Lounge, stairs lead up to the Landing with feature slit window and linen storage cupboard. Bedroom 1 is a large double with recessed wardrobe and view towards Morecambe Bay. Due to the size of this room and the recessed wardrobe space in both Bedrooms the installation of an En-Suite would be fairly straight forward, subject to the relevant permissions. Bedroom 2 is a cosy double with rear aspect and recessed storage cupboard.

Externally, to the front is a lovely, sunny, paved forecourt/patio. A great place to enjoy the delightful Bay view and watch the world go by. The Rear Garden, across the lane, is a real bonus! Very well maintained with recently built paved patio area and steps up to the lawn, with a rear border comprising mature shrubs and sturdy fencing all round. The Garden enjoys a high level of privacy and some pleasing views to Hampsfell. The generously proportioned single Garage has a wide sectional door, power and light and a parking space in front. Behind the Garage is a small Workshop/Store, also with power and light.

Location Grange over Sands is a popular and friendly seaside town well served by amenities such as excellent Primary School, Medical Centre, Post Office, Library, Railway Station, Shops, Cafes & Tearooms. Not forgetting the picturesque Edwardian Promenade and Ornamental Gardens. Approximately 20 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere, Grange is well placed and convenient.

To reach the property proceed up Grange Fell Road, passing the library on the right hand side. Follow the road to almost the top and Fell Cottages are situated on the right hand side, just after the right turn to Stone Terrace.

What3words - <https://what3words.com/tonal.warmers.surfed>

Accommodation (with approximate measurements)

Hall

Lounge/Dining Room 19' 9" max x 15' 10" max (6.02m max x 4.83m max) max

Kitchen 11' 9" x 8' 5" (3.58m x 2.57m)

Rear Hall

Bathroom

Bedroom 1 16' 0" x 9' 11" (4.88m x 3.02m)

Bedroom 2 9' 1" x 7' 6" (2.77m x 2.29m)

Garage 19' 9" x 11' 0" (6.02m x 3.35m)

Workshop 8' 11" x 5' 7" (2.72m x 1.7m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band B. 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 £725 - £775 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).



Bedroom 1



Bedroom 2



Garden



Garage



Grange Fell Road, Grange-Over-Sands

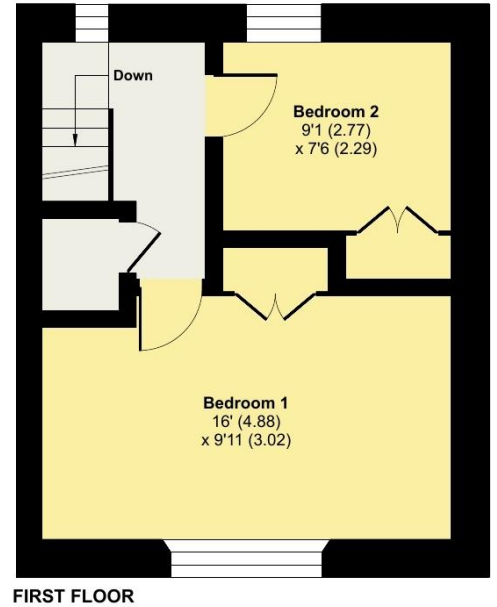
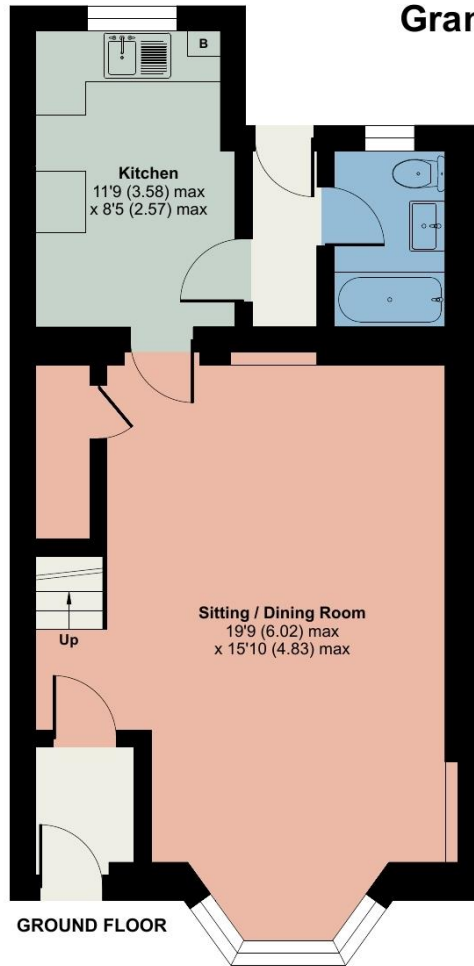
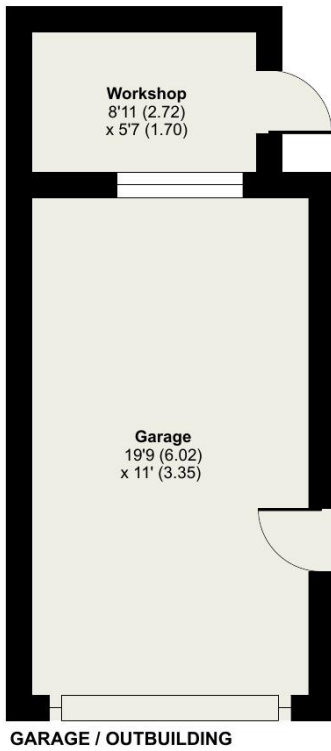
Approximate Area = 841 sq ft / 78 sq m

Garage = 217 sq ft / 20 sq m

Outbuilding = 50 sq ft / 5 sq m

Total = 1108 sq ft / 103 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 720131

A thought from the owners - This is a solid, well maintained cottage in an elevated location with a bright airy feel and close proximity to the fells, woodland walks and the prom.

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