



Grange-over-Sands

£580,000

Hideaway Cottage, Middle Fellgate, Cartmel Road,
Grange-over-Sands, Cumbria, LA11 7QA

Take a deep breath and relax! This wonderful Grade II Listed Mid Terraced Barn Conversion takes care of every possible want and need. Not only is it spacious and light it has a warm, comfortable, relaxing and welcoming feel throughout. It is brimming with character features such as deep set windows, exposed beams and feature stone work. It has a quirky, versatile layout, several areas of sunny outdoor space including a south facing Garden. The peace is real - the only sound is the occasional bray from the sweet neighbouring donkeys! Conveniently, all of this can be found within easy reach of Grange over Sands (just a mile away) and enjoys a variety of splendid walks from the doorstep.

Hideaway Cottage was sympathetically converted in 2001 to a high standard, particularly appealing is the size - now an enviable Family Home. Having been owned by the current vendors for almost 20 years it is with some reluctance that it is now offered for sale.

Quick Overview

- Superb Bay views From Garden & Courtyard
- Delightful country views to the Rear
- Brimming with character and charm
- Spacious, versatile layout
- Various, beautiful walks from the doorstep
- Tranquil Location, midway between Grange and Cartmel
- South facing Garden
- Spacious rooms
- Double Garage, Workshop and additional Parking
- Superfast Broadband



3



2



2



D



Superfast
Broadband



Double Garage
and Parking

Property Reference: G3072



Breakfast Kitchen



Garden Room



Utility Room



Lounge

The main door opens into the Entrance Vestibule with ceramic tiled floor, tidy, built in shoe cupboards and coat hooks. The inner door leads in to the spacious split level Hallway which is light and welcoming with part vaulted ceiling and 'Velux' roof window. The stairs rise to the First Floor with large under stairs storage cupboard. Cloak room off with WC and small wash basin. The Kitchen is well proportioned and furnished with a range of cream wall and base cabinets with wooden work-surface and inset Belfast sink, built-in electric oven and ceramic hob. Fabulous central island with integrated fridge, freezer and dishwasher. Attractive oak laminate flooring. Two steps lead up to the lovely 'Garden Room/Dining Area'. This cosy room is very light with a triple aspect, has a continuation of the 'oak' flooring and an array of charming display recesses with exposed beams over. Double, glazed doors lead out to the Patio which brings the outside inside and also provides excellent access for entertaining! The discreet Utility Room is a must for every modern home and hides the washing machine - space for tumble drier and additional fridge. Stainless steel sink and matching wall and base cabinets.

The Lounge is a well proportioned 'L' shaped room with further double glazed doors to the Patio Area, deep set window and super, full length window looking in to the private Courtyard. Obligatory wood burning stove with stunning original stone surround. Lovely exposed beams and exposed stone work. The Dining Room is an extremely generous room with feature original arch doorway with exposed stone work, wood effect laminate flooring and a range of exposed beams. There is access to part boarded loft area. The Master Suite (Bedroom 1) is situated on the Ground Floor and is very spacious indeed with large, low window to the rear, walk-in wardrobe and En-Suite Shower Room with 3 piece white suite.

From the Entrance Hall, the return stair leads to the First Floor Landing which is roomy with excellent use having been made of the space in creating a good sized 'Office Nook'. There is also a recessed cupboard housing the hot water cylinder. Bedroom 2 is a split level Double Bedroom of epic proportions! Huge! The king-size bed is almost lost around the corner with ample space to create a Dressing/Study Area, En-suite or teenagers Lounge space. Front window with pleasing views and 'Velux' roof window. Bedroom 3 is the final Double Bedroom, again generously sized and 'L' shaped with two recessed wardrobes and wash hand basin. 'Velux' roof window and low level rear window enjoying further pleasant views. This room could easily be divided to create a 4th bedroom. The Bathroom is light with 'Velux' roof window and charming low level window and a 3 piece white suite comprising bath with shower over, pedestal wash hand basin and WC.

Outside is a real treat - An area for everyone! Directly outside the Dining Room is a paved, intimate, walled Courtyard enjoying a high level of privacy and wonderful views towards Morecambe Bay. A perfect, quiet spot to enjoy a good book and a glass of wine. The spacious, sunny Patio Garden to the front is paved and enjoys afternoon and evening sun. An excellent entertaining space with pretty, small 'pond' and solar powered water feature. Ample space for outdoor furniture and pot plants. There is a further, raised paved area home to the modern 'Greenhouse' and Log Store. The main Garden is a joy and extremely well tended. South facing so catching the sun all day there is a central lawn and deep, well stocked flower borders. An array of colourful plants and shrubs are strategically placed. Charming paved seating area to the top corner



Breakfast Kitchen to Garden Room



Lounge



Bedroom 1



Bedroom 2



Study Landing



Bedroom 3

- the very best spot to enjoy the wonderful views towards the Bay.

The Outhouse/Laundry/Workshop is very useful indeed housing the oil central heating boiler and with space for tumble drier, additional freezers etc. A door leads through to the Double Garage currently utilised for storage, with up and over metal door, power and light. The Private Driveway is incredibly spacious and provides Parking for several vehicles/motorhome - it even has some pretty rockery style planting to the edges!

Location Middle Fellgate is a small cluster of attractive, mainly Barn Conversions, approximately a 1 mile stroll from the amenities of Grange over Sands (Medical Central, Primary School, Library, Post Office, Railway Station etc) and a similar distance from the highly regarded picturesque village of Cartmel with its stunning architecture, fine dining and famed Races and Sticky Toffee Pudding! There are wonderful walks in every direction from the door step including Hampsfell. This area is very convenient yet just far enough removed to enjoy peace, tranquility and a high level of privacy and seclusion. With the very beautiful Morecambe Bay to the front and open countryside to the rear the location really is delightful.

To reach the property from Grange over Sands, continue through the town in the direction of Allithwaite. At the bottom of Risedale Hill (before the pink Nursing Home) take the right turn into Cartmel Road (lane). Follow the lane up and around and take the 1st left turn into the private driveway before the cluster of properties. Hideaway Cottage can be found at the top of the drive on the right.

What3words: - <https://what3words.co.uk/mallets.tips.fondest>

Accommodation (with approximate measurements)

Hallway

Cloakroom

Kitchen 13' 4" x 11' 11" (4.06m x 3.63m)

Garden Room/Dining Area 11' 6" x 9' 0" (3.51m x 2.74m)

Utility Room 9' 6" x 5' 7" (2.9m x 1.7m)

Lounge 20' 11" max x 19' 6" max (6.38m max x 5.94m max)

Dining Room 19' 7" x 15' 7" (5.97m x 4.75m)

Master Suite/Bedroom 1 14' 7" max x 14' 3" max (4.44m max x 4.34m max)

Walk-in Wardrobe

En-Suite Shower Room

Landing/Study

Area 7' 9" x 6' 1" (2.36m x 1.85m)

Bedroom 2 21' 0" max x 17' 9" max (6.4m max x 5.41m max)

Bedroom 3 11' 4" x 11' 4" (3.45m x 3.45m) + 10' 3" x 4' 8" (3.12m x 1.42m)

Bathroom

Store/Workshop 11' 10" x 8' 11" (3.61m x 2.72m)

Double Garage 17' 7" x 17' 5" (5.36m x 5.31m)

Services: Mains water and electricity. Oil central heating to radiators. Underfloor heating to the downstairs bedroom en-suite. Shared septic tank drainage with 4 other properties. Septic tank was replaced in 2015.

Tenure: Freehold. Vacant possession upon completion.



Dining Room



Bedroom 1



Garden



Patio Garden



External

Council Tax: Band G. Westmorland and Furness Council.

Note: Right of access at very bottom of the driveway for the adjoining property Folgard and adjacent field.

Material Information: A planning application has been made for the Erection of a general purpose Agricultural Building in the field behind the garden. Planning No: 2024/2390/FPA.

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).

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



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

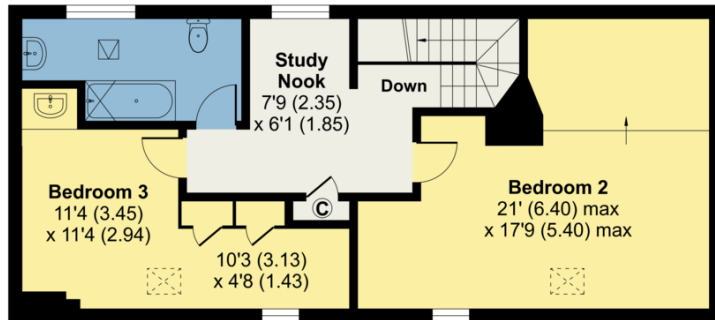
Cartmel Road, Grange-Over-Sands, LA11

Approximate Area = 2283 sq ft / 212 sq m

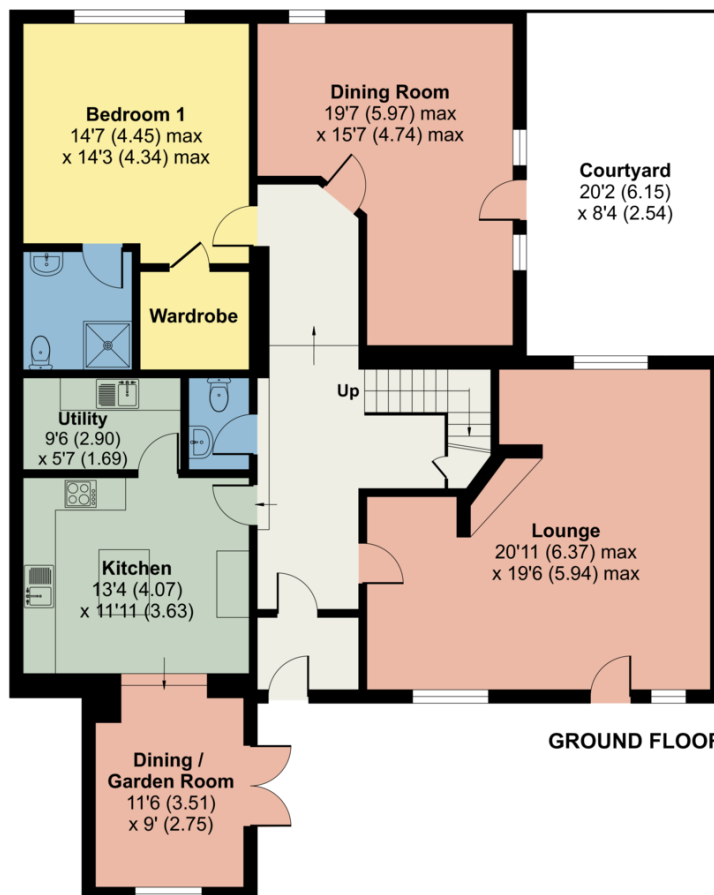
Garage = 415 sq ft / 38.5 sq m

Total = 2698 sq ft / 250.5 sq m

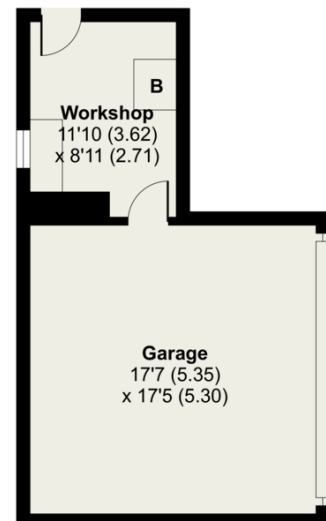
For identification only - Not to scale



FIRST FLOOR



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: 1277083

A thought from the owners - "If you're looking for a comfortable, impressive, unique 'wow' home with a lovely feel then Hideaway could be the one for you"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.gov.uk/en-gb/broadband-coverage> on 17/04/2025.

Request a Viewing Online or Call 015395 32301