



Grange-over-Sands

£575,000

2 Eden Mount Close, Grange-over-Sands, Cumbria, LA11 6FL

This excellent chain free modern property was built in a pleasant leafy corner of Grange over Sands in 2008. One of two built on this sunny site, it is bordered by charming woodland and enjoys a good level of privacy. Although this lovely property is 17 years old it still retains that 'as new' feel being beautifully presented with neutral tones and well equipped throughout.

There are so many superb parts to this property, the condition, location, generous room sizes, glimpses of Morecambe Bay etc but one of the finest has to be the stunning and unique Garden. The Garden absolutely provides the wow factor. Built in a former quarry the Garden features some of the most impressive limestone pavement of the area - it has to be seen to be appreciated.

This wonderful home will appeal broadly and certainly will not disappoint upon a viewing.

Quick Overview

- Immaculately presented
- Glimpses of Morecambe Bay
- Incredible, unique Gardens
- Tasteful, neutral décor throughout
- Delightful, peaceful location
- Stunning walks from the doorstep
- 4 Double Bedrooms (1 En-Suite)
- Garage and Parking
- No Upper Chain
- Superfast Broadband



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Superfast
Broadband



Garage and
Parking

Property Reference: G3066



Hallway



Lounge



Dining Room



Breakfast Kitchen

The tasteful, soft green composite front door opens into the spacious, light and welcoming Hallway with stairs leading to the First Floor. Useful under stairs cupboard and doors to Ground Floor Rooms. The discreet Cloakroom has a frosted high level window with white WC and wash hand basin. The Lounge is a beautiful room filled with natural light. Coved ceiling and feature fireplace with living flame gas fire and cream stone surround and hearth. Square arch to the spacious Dining Area with a dual aspect and patio doors providing access to the most wonderful rear Garden views. The Breakfast Kitchen is full depth with a dual aspect with lovely outlook to the front and rear. Furnished with a range of white wall and base cabinets with luxurious black granite work surface and inset 1.5 bowl stainless steel sink. Built in double oven, microwave and ceramic hob with extractor over. Integrated dishwasher and fridge freezer. Ample space for breakfast table. Door to Utility Room which is as large as some Kitchens with external side door and a continuation of the wall and base cabinets with stainless steel sink. Space and plumbing for washing machine, tumble drier and additional freezer if required. Wall mounted Worcester gas central heating boiler and central heating controls.

From the Hallway the shallow stairs lead up to the Gallery Landing which is spacious with 2 windows over looking the wonderful Rear Garden and woodland beyond. Double linen/storage cupboard housing the hot water cylinder. The loft space is partially boarded and has a pull down metal ladder - further excellent storage. Bedroom 1 is a double Bedroom of superb proportions with built-in double wardrobe and enjoying glimpses of Morecambe Bay. Door to the good sized En-suite Shower Room with excellent eaves storage and 'Velux' roof window. White suite comprising WC, wash hand basin and shower enclosure. Chrome ladder radiator. Bedroom 2 is also a well proportioned Double Bedroom with similar pleasing glimpses towards Morecambe Bay. Bedrooms 3 and 4 are also Double Bedrooms both with delightful views in to the gorgeous rear Garden with limestone pavement to the woodland beyond. The Family Bathroom is attractively tiled with a 4 piece white suite comprising WC, pedestal wash hand basin, shower enclosure and bath. Chrome ladder radiator.

The beautiful Gardens with this property are not only a credit to the owners hard work, vision and dedication but also, due to the location being a former quarry, completely unique. The impressive exposed limestone pavement features very heavily and is simply astonishing. Almost like having your very own cliff face! There is a spacious, sunny, paved Patio with charming timber Summer House and well tended central level lawn. Towards the rear of the Garden are some charming inter-twined gravel pathways with some very attractive mature trees and pretty, colourful, rockery style plants and shrubs which provide a profusion of colour throughout the year and further areas of exposed limestone and charming inter-twined narrow gravelled pathways. Limestone steps lead to the 'look out point/sitting area' which is in an idyllic quiet setting for that mid afternoon 'G & T' which provides a lovely aspect over the Garden. Gated, paved pathways to both sides lead around to the Front Garden which has a small area of lawn and deep planted flower beds showcasing some beautiful, well established plants and shrubs. Across the driveway is an additional small piece of hedged Garden adjacent to the access lane to the adjoining woodland. The Attached Single Garage has a metal up and over door, power and light. The brick set driveway provides parking for several vehicles.



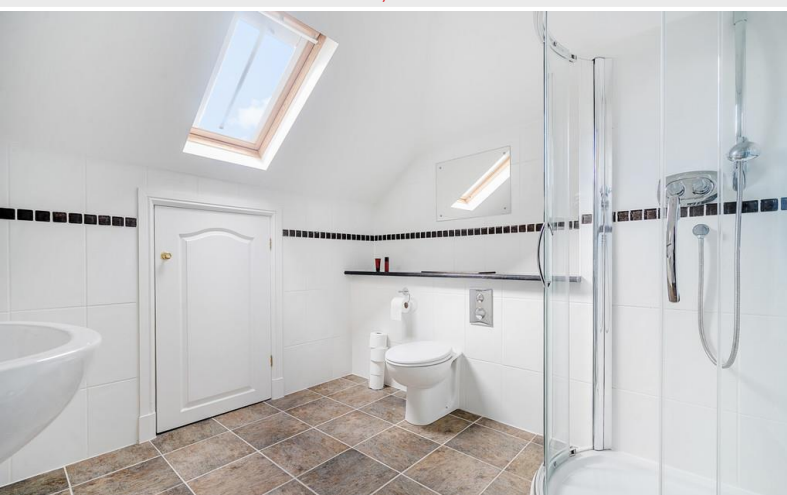
Lounge



Breakfast Kitchen



Utility Room



En-Suite Shower Room



Bedroom 2



Bedroom 3

Location: Eden Mount Close is a small, intimate close - in fact only home to two exclusive detached properties! Occupying a delightful, leafy corner with a good level of privacy with stunning local walks from the doorstep and within walking distance of the town centre. Eden Mount Close is bordered by woodland to one side which is popular with local dog walkers.

The popular and friendly Edwardian town of Grange over Sands is highly regarded by locals and holiday makers alike. It is well served by amenities and these include Primary School, Medical Centre, Library, Post Office, Railway Station, local Shops, Cafes and Tea Rooms. The picturesque mile long Promenade, Ornamental Gardens and Band Stand are not to be forgotten either. The M6 Motorway at Junction 36 is some 15-20 minutes drive away.

To reach the property proceed up Grange Fell Road taking the right turn in to Charney Road. Proceed to the top of the road and go straight ahead in to Eden Mount which leads to Eden Mount Close on the right hand side.

What3words -

<https://what3words.co.uk/relegate.rucksack.shorts>

Accommodation (with approximate measurements)

Hallway

Cloakroom

Lounge 18' 1" into bay x 12' 2" (5.51m into bay x 3.71m)

Dining Room 12' 2" x 9' 11" (3.71m x 3.02m)

Breakfast Kitchen 20' 11" x 9' 4" (6.38m x 2.84m)

Utility Room 8' 10" x 8' 10" (2.69m x 2.69m)

First Floor

Gallery Landing

Bedroom 1 15' 9" max x 12' 10" max (4.8m max x 3.91m max)

En-Suite Shower Room

Bedroom 2 12' 2" x 10' 6" (3.71m x 3.2m)

Bedroom 3 12' 1" x 8' 6" (3.68m x 2.59m)

Bedroom 4 12' 1" x 9' 0" (3.68m x 2.74m)

Family Bathroom

Garage

Summer House 8' 9" x 6' 9" (2.69m x 2.08m)

Garden Shed 5' 9" x 3' 10" (1.77m x 1.18m)

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

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band F. Westmorland and Furness Council.

Note: There is a right of access over the driveway to the access lane to the adjoining woodland.

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.



Bedroom 1



Rear Garden



Rear Garden



Bedroom 4



External

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1500 - £1600 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.



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

Eden Mount Close, Grange-Over-Sands, LA11

Approximate Area = 1673 sq ft / 155.4 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1827 sq ft / 169.7 sq m

For identification only - Not to scale

