



Grange-over-Sands

£325,000

7 Hampsfield House, Windermere Road, Grange-over-Sands, Cumbria, LA11 6JX

Properties in this highly desirable development are always very special and this one is no exception. This fine original Mansion, Hampsfield House, was built in the 1880's for Sir John Hibbert and was sympathetically developed into a handful of individual luxury dwellings in 2002/2003 by renowned builders Robert Hughes Limited, making the absolute most of the superb location and country views. The properties offer quality, seclusion, tranquillity and individuality.

No. 7 is superb. Spacious, light and elegant, this property is immaculately presented with exceptional views and wonderful communal Gardens, enjoying privacy in an incredible, peaceful location it is a real treat for the new owners. Having only been lightly used as a second home it still feels new - it is presented in excellent condition throughout with charming, neutral décor and some impressive original features. This property will have a broad appeal and is perfect as either a permanent or second home.

Quick Overview

- Prestigious, luxurious development
- Incredible far reaching views
- Beautifully presented throughout
- Shared cellar storage
- Stunning Communal Gardens
- Incredible approach and Communal Entrance
- Peaceful and tranquil location
- Private Parking Space
- No Upper Chain
- Superfast Broadband



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Superfast
Broadband



Private Parking
Space + Visitor

Property Reference: G3070



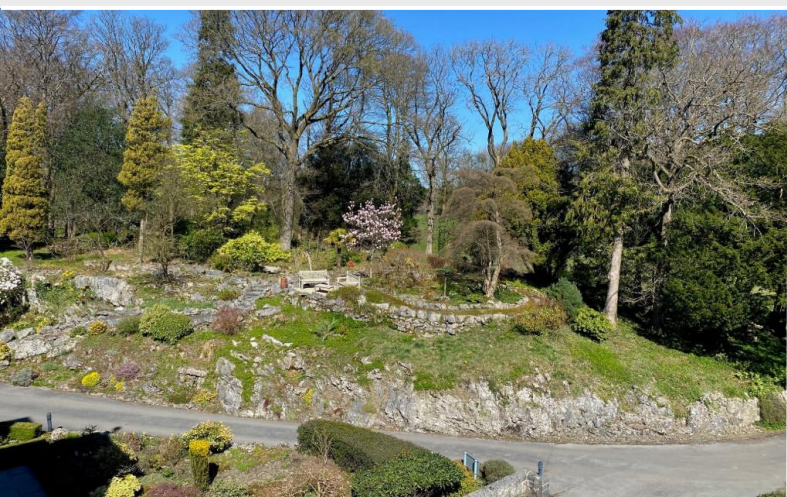
Driveway



Communal Hallway



Breakfast Kitchen



View from Breakfast Kitchen

The Entrance is no less impressive than the stunning driveway approach. The original, arched double wooden doors open in to the communal Grand Hallway with magnificent staircase leading up to First Floor and further staircase to No.7 which was part of the original servants quarters. The private front door opens in to the split-level Hallway which is spacious and has 2 half shelved recesses with cupboards below, spacious shelved storage cupboard, cloaks cupboard with gas central heating boiler and water pressure system and the telephone entry system. The Lounge/Dining Room is a wonderful, spacious and light room with dual aspect providing sublime views over the communal grounds towards Morecambe Bay and along the beautiful driveway to open countryside. Magnificent, original beams are exposed and this room provides ample space for formal living and dining furniture. The Breakfast Kitchen has space for a breakfast table with pleasant view and glimpses, between trees, to Morecambe Bay and the Ingleborough Fells - a lovely spot for breakfast! The Kitchen is furnished with an attractive, two tone kitchen with lower cream and upper 'greige' style cabinets. Quality, black granite work surface with inset 1½ bowl deep stainless steel sink. Integrated fridge, freezer, washing machine and dishwasher. Built in 'NEFF' microwave, oven and gas hob.

Bedroom 1 is a spacious double Bedroom with delightful country/garden view and a range of light 'wood' built in furniture. Useful, under eaves storage. Bedroom 2 is a well proportioned double Bedroom with charming view of the Garden, open countryside and Morecambe Bay to the Ingleborough Fells in the distance. Some reduced head height and recessed ceiling spot lights. The Bathroom is tiled with 'stone' tiles and white suite comprising WC, bath with shower over and wash hand basin.

Externally there is a Private Parking space and Visitor Parking. To the right of the front door, stone steps lead down to the shared cellar where each property has a share for storage - very useful indeed! In addition, there is a communal bike store.

There are several acres of immaculately maintained communal estate grounds, with lawns, terraces, mature planted beds, natural limestone rock gardens, specimen trees and woodland with a network of pathways to stroll around to enjoy the nature, tranquility and uninterrupted magnificent country side and Bay views!

The property is available furnished if required (apart from personal effects) subject to further negotiations.

Location The property lies within the boundary of the Lake District National Park, nestled in a private estate with good accessibility to local amenities such as Railway Station, Medical Centre and Schools at near-by Grange-over-Sands.

From the moment you pass through the impressive stone gate pillars to Hampsfield House the enviable views and idyllic situation are the first thing to appreciate. With super views towards Morecambe Bay to the right and countryside and woodland views to the left for approximately ¾ of a mile, the drive is a pleasure! The driveway eventually delivers you to the electronic metal gate which opens to reveal the magnificent Hampsfield House and Gardens.

To reach the property from Grange over Sands, follow Windermere Road in the direction of Lindale. Just before entering the Village of Lindale, turn left through the stone gate pillars sign-posted



Kitchen



Lounge



Bedroom 1



Bedroom 2



Bathroom



Parking Space

Hampshire House. Enjoy the meandering driveway (which changes beautifully from season to season) to the electronic gate, keep left for the private Parking space.

What3words - www.what3words.co.uk/unfolds.paused.burden

Accommodation (with approximate measurements)

Stunning Communal Hallway

Private Hallway

Lounge/Dining Room 23' 5" max x 17' 3" (7.14m max x 5.26m) some limited head height

Breakfast Kitchen 18' 0" x 7' 8" (5.49m x 2.34m)

Bedroom 1 13' 9" x 9' 4" (4.19m x 2.84m) including wardrobes

Bedroom 2 13' 11" x 10' 6" (4.24m x 3.2m)

Bathroom

Cellar

Services: Mains electricity and water. Metered LPG gas to central heating. Private drainage system installed to Hampshire House.

Tenure: Leasehold. Subject to a 999 year lease dated 1/12/2002. Vacant possession upon completion. No upper chain.

Service Charge/Ground Rent: A Service Charge is payable which includes building insurance, building maintenance, upkeep of Garden and Grounds, sewage treatment plant, window cleaning, sinking fund etc. The cost for 2025 is £3315 and is paid in two six monthly installments. No Ground Rent is payable.

Note: No holiday letting is permitted but Assured Shorthold Tenancies are allowed.

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.

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).



Dining Area in Lounge



Bedroom 1



Communal Grounds



View from Lounge

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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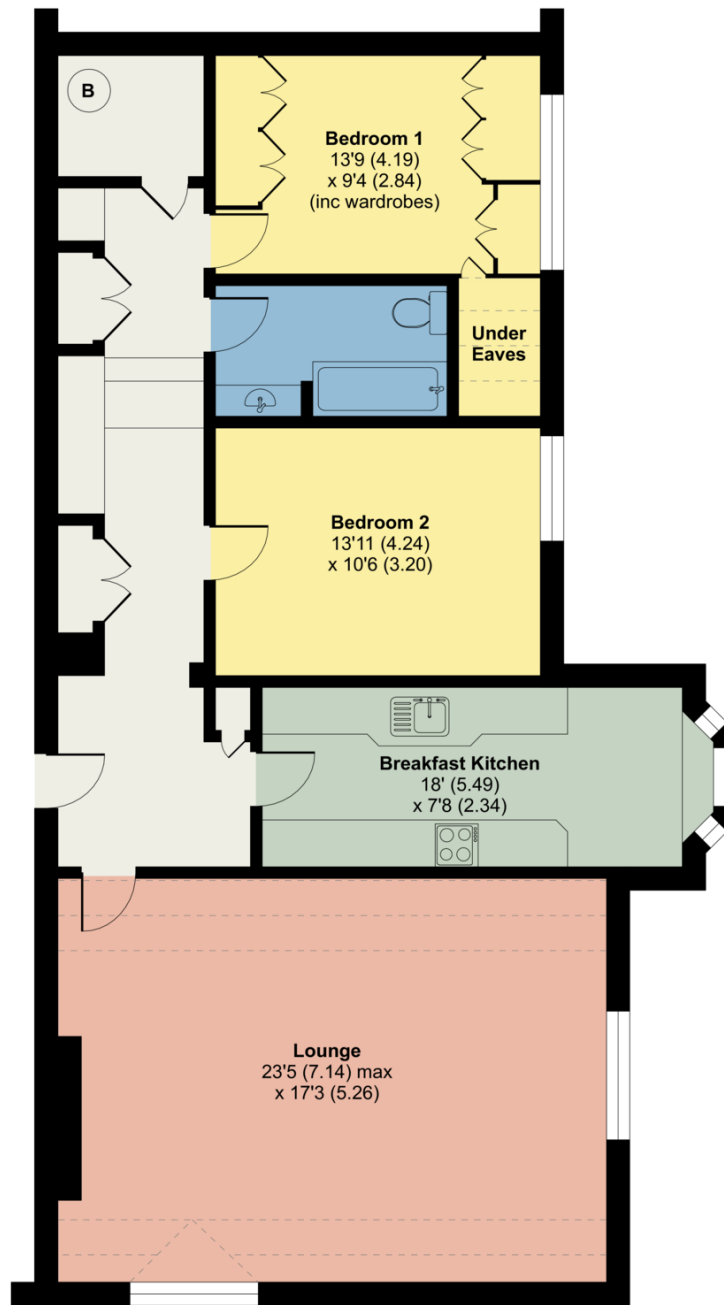
Approximate Area = 1032 sq ft / 95.9 sq m

Limited Use Area = 148 sq ft / 13.7 sq m

Total = 1180 sq ft / 109.6 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND 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: 1277103

A thought from the owners - Wonderful peaceful place with easy, direct access to walks over Hampsfell, to Cartmel and High Newton.

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