

# Grange-over-Sands

£599,000

Garth House, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7HD

A Detached period Family Home of incredible proportions, occupying a superb and convenient location offering so much but not least some wonderful views towards Morecambe Bay. Now undergone a programme of works to include updated Kitchen, new radiators and pipework, electric consumer units, sophisticated radon mitigation system, emulsioned throughout plus with new carpets and more! Garth House is ready to walk into.

Ideal for the larger family or those seeking a B & B perhaps. Comprising Vestibule, Hallway, Lounge, Morning Room, Dining Room, Kitchen, 2/3 Cellar Rooms, 4 Double Bedrooms, 1 Single Bedroom, Bathroom and 3 further versatile Attic Rooms. Outside: Double Garage, Stores, WC, Garden and Parking. Viewing to appreciate is highly recommended.

No Upper Chain.

## Quick Overview

Detached - 5 Bedrooms + 3 Attic Rooms  
3 Receptions - 1 Bathroom  
Convenient and prominent position  
Lovely Bay Views  
Workshop and Stores  
Generous outdoor space  
Undergone a programmed of works  
Double Garage and ample Parking  
No upper chain  
Superfast Broadband available\*



5



1



3



D



Superfast  
Broadband



Double Garage  
and Parking

Property Reference: G3078





Private Driveway



Kitchen



Dining Room



**Description** Garth House has recently undergone a programmed of works to create this well presented home with neutral, fresh décor - just ready for the lucky new owners to turn the key and move in. The comprehensive upgrading has included installation of a sophisticated radon mitigation system/positive air system, new radiators and pipework, new electric consumer units, updated Kitchen, new carpets and flooring, freshly emulsioned throughout, replacement staircase to cellar with full re-rendering, chimney vents replaced and waterproofed and finally new fascias and gutters to the dormer windows.

This imposing property is wonderful with some incredible period features, rooms of exceptional proportions, space for even the largest of families (perhaps potential for B & B or to accommodate a dependent relative or two, or maybe perfect for the home workers). A superb location with a short, level walk to the amenities of the town, heaps of versatility to use as you wish and magnificent Bay views from the Terrace and First and Second Floor Rooms!

It is not often you find a property of this size that has not been converted into flats and we really can't recommend a viewing highly enough to really appreciate the magnificence and potential for yourself. Adding to the wonder of this super property are the splendid traditional features, such as beautiful original doors, high corniced ceilings, ceiling roses, original sash windows to name but a few.

The main front door opens into the Entrance Vestibule with half glazed original door into the Hallway. The Hallway is spacious and inviting with decorative arch, high corniced ceiling, magnificent original staircase and traditional doors to the Ground Floor Rooms. The Morning Room is a charming, well proportioned room with large walk in bay window affording pleasing views over the Garden and glimpses of Morecambe Bay. Gas fire with tiled surround. The Lounge is an impressive size with side window and lovely, walk in bay window with similar Garden views and glimpses towards Morecambe Bay. Feature Sandstone style fireplace with inset gas fire. Door to Kitchen which is situated to the rear and is furnished with a range of grey wall and base cabinets with inset sink unit. Original recessed pantry cupboard. Central heating boiler, Nuaire ventilation unit and external rear door and window.

A door from the Kitchen leads in to the former Dining Room which has a rear outlook and wall mounted gas fire with wooden surround. This versatile room has most recently been used as a Bedroom with enclosed En-suite WC and wash hand basin. Door to the Hallway.

From the Hallway there is an external side door and door with steps (recently replaced) down into the Cellar. There is power and light and has recently been re-rendered and re-decorated and consists of two main rooms ideal for storage/workshop and ideal for wine storage! From the Hallway the stunning, wide tread return staircase with original ornate spindles and balustrades leads to the half landing with wonderful original stained glass window and up to the main Landing which is spacious and provides access to all rooms.

There are 4 well proportioned Double Bedrooms, 2 with lovely views towards Morecambe Bay, 2 with rear aspect and 1 with side aspect. All have double glazed windows hand wash and basins. Bedroom 5 is a large single with single glazed sash window. The Bathroom is also of large dimensions and has a 4 piece white suite comprising WC, wash hand basin, bath and shower enclosure. A door provides access to the narrow staircase that leads up past a large window to the Second Floor.

The Second Floor has 3 further Attic Rooms, 2 with simply breath-taking Bay views from the dormer windows and 1 with built in furniture to the rear. These rooms could be further double Bedrooms if required or perhaps reconfigured to create a wonderful Master Suite, Teenagers





Lounge



Kitchen



Bedroom 2



Bedroom 3



Bedroom 4



Office / Bedroom 7

space, Offices - there are many possibilities.

Externally to the rear is a superb Double Garage with 2 up and over doors, power and light. There is also 2 stone Out Houses, 1 with power, light and old shallow sink, 1 store room and a useful WC. There is also extensive Parking to the rear for several cars. The main Garden is to the front and will not disappoint. Ample space for children to play with spacious level lawn (ideal croquet!), deep, well stocked borders, original stone steps passing more rockeries which are planted with a fragrant and colourful range of plants to the Terrace. The paved Terrace is right outside the front door and is a real joy. An absolute sun trap and wonderful space to entertain, or simply sit quietly and watch the world go by. The outside space complements inside perfectly.

**Location** Garth House enjoys a prominent and convenient location in Grange over Sands with amenities such as Medical Centre, Railway Station, excellent Primary School, Library, Post Office, Shops, Cafes and Tearooms all within walking distance. The picturesque Edwardian Promenade is just a stones throw away along with the Ornamental Gardens and Band Stand.

Grange over Sands is a small and friendly town around approx 15 minutes drive from the M6 motorway and approx 10 minutes to the base of Lake Windermere. Grange-over-Sands is a mainline station for the Carlisle to Lancaster line, including a stop for the direct Barrow to Manchester airport service. Kents Bank Road enjoys a very convenient location, but also enjoys a quiet residential feel.

To reach the property proceed up Main Street to the mini roundabout at the top, keeping left on to The Esplanade. Turn right into Cross Street, right again and then Garth House can be found immediately on the left hand side.

#### Accommodation (with approximate measurements)

Vestibule

Hallway

Morning Room 15' 9" into bay x 11' 11" (4.8m into bay x 3.63m)

Lounge 24' 3" x 12' 1" into bay (7.39m x 3.68m into bay)

Kitchen 14' 3" x 11' 2" (4.34m x 3.4m)

Dining Room 14' 0" x 12' 1" (4.27m x 3.68m)

Rear Porch

Cellar Room 1 16' 0" into bay x 11' 6" (4.88m into bay x 3.51m)

Cellar Room 2 11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom 1 12' 5" x 12' 0" (3.78m x 3.66m)

Bedroom 2 12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom 3 12' 4" max x 12' 0" max (3.76m max x 3.66m max)

Bedroom 4 11' 6" x 9' 11" (3.51m x 3.02m)

Bedroom 5 12' 0" x 7' 11" (3.66m x 2.41m)

Bathroom

Playroom (Bedroom 6) 12' 0" x 9' 3" into bay (3.66m x 2.82m) into bay

Study (Loft Bedroom 7) 12' 0" x 9' 3" into bay (3.66m x 2.82m) into bay

Hobbies Room (Loft Bedroom 8) 12' 4" x 10' 4" (3.76m x 3.15m) including wardrobes

Workshop 12' 4" x 7' 8" (3.76m x 2.34m)

Store 6' 3" x 4' 6" (1.91m x 1.37m)

Outdoor WC

Double Garage 24' 11" x 19' 9" (7.59m x 6.02m)

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

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





Morning Room



Bedroom 1

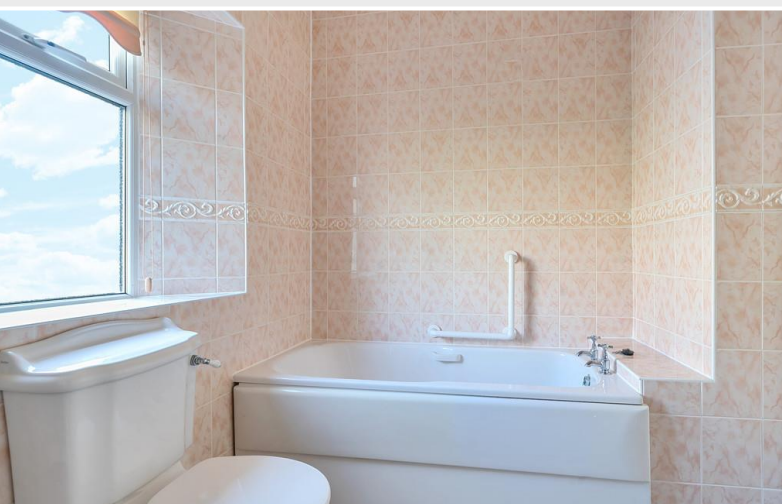




Terrace, Garden & View



Bathroom



Bathroom

chain.

\*Checked in <https://checker.ofcom.org.uk/> 21.6.24 not verified\*

**Council Tax:** Band F. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/nuzzling.held.pencils>

**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 £1800 - £2000 per calendar month. For further information and our terms and conditions please contact our Grange 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  
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dedicated viewing team  
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online.



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



# Kents Bank Road, Grange-Over-Sands, LA11



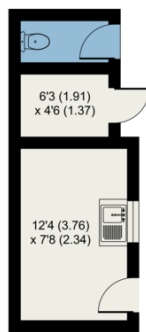
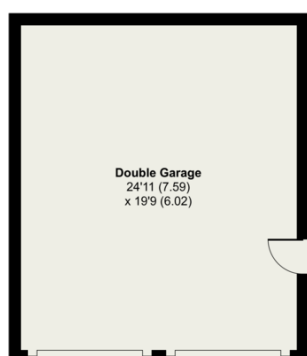
Approximate Area = 2923 sq ft / 271.5 sq m

Garage = 463 sq ft / 43 sq m

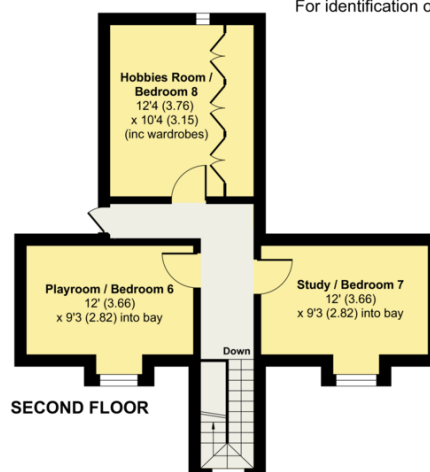
Outbuildings = 143 sq ft / 13.2 sq m

Total = 3529 sq ft / 327.7 sq m

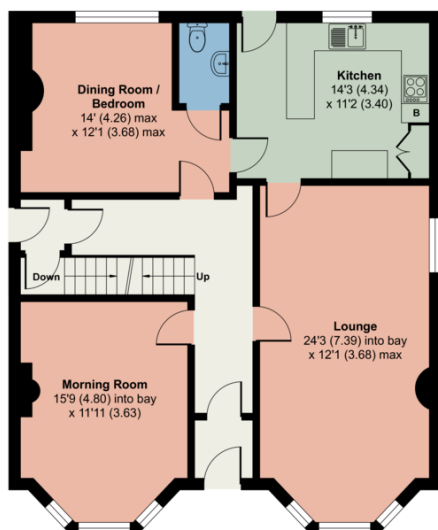
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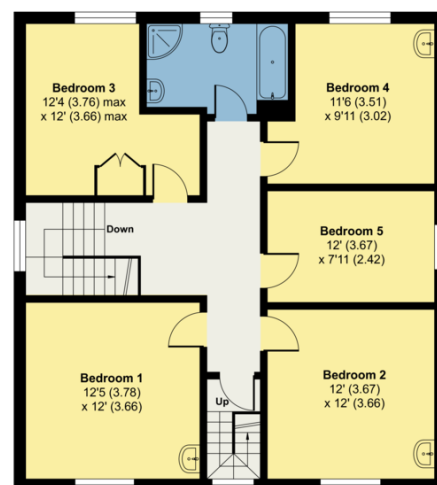
OUTBUILDING



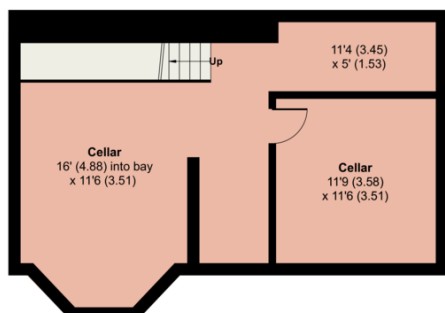
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Hackney & Leigh. REF: 1151156

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