



## Grange-over-Sands

£650,000

Griburn, 13A Meadowbank Lane, Grange-over-Sands, Cumbria, LA11 6AT

Griburn certainly has the wow factor! A superb, recently built, individually designed Detached Family Home completed to a high standard by a highly regarded local builder in late 2023. Presented in an excellent condition throughout, this incredible property has every whim of todays modern day buyer taken care of.

Set on the outskirts of town in an elevated position to make the most of the superb views towards open fields, woodland and the Bay this fabulous family home is a real treat - just ready for the lucky new owner to turn the key and move in!

The accommodation is over 3 floors with the spacious Bedrooms on the Lower Floor. This has perfectly made room for the heart of the home, impressive Open-Plan Living/Dining Kitchen, Cloak Room, Utility and Bedroom 4 on the Ground Floor. Above the open plan area is a wonderful versatile Mezzanine floor which is suitable for a variety of different uses - Study, Library, Craft Space, Teenagers Den etc!

### Quick Overview

Superb, high specification, new build - 2023

Detached - 4 Double Bedrooms

Magnificent Open Plan Lounge/Dining & Kitchen

4 Bath/Shower Rooms -3 En-Suite

Excellent location with stunning walks from the doorstep

8 years 'Protek' warranty remaining

Underfloor heating / grey uPVC windows and doors

Garage, Parking & Garden

Wonderful far-reaching views

Superfast Broadband



4



4



1



B



Superfast  
Broadband



Garage and  
Parking

Property Reference: G3079



Entrance Hall



Open-Plan Living/Dining Kitchen



Open-Plan Living/Dining Kitchen



Open-Plan Living/Dining Kitchen

The contemporary grey front door opens in to the super Hallway which is spacious and light with part vaulted ceiling and 'Velux' roof window. Useful cloaks cupboard and attractive wide board, 'Amtico' style 'oak' flooring which continues throughout the Ground Floor. Door to the Integral Garage and attractive return staircase to the Lower Ground Floor. The Utility Room is a useful room with external door, sink, wall and base cabinets and space for washing machine and tumble drier. Bedroom 4 is conveniently located on this floor which is ideal for those with limited mobility perhaps especially as it has its own modern En-suite Shower Room with a 3 piece white suite (Maxi shower) attractive wall panels and 'Amtico' style flooring.

A glazed internal door leads in to the superb Open Plan Living space, this really is the star of the show! Very light and spacious and dominated by the impressive views and fabulous central Oak 'A' frame which is a real thing of beauty - it is hard to know where to look first! To the left is open countryside or straight ahead over the roof tops of the town to the fabulous Bay views which are closely followed by the sheer size of this room. The fact that it is flooded with sunlight with no less than 6 'Velux' windows, sliding doors to patio and to additional Juliette balcony. The Kitchen area is furnished with a range of 'cashmere' sleek high gloss wall and base cabinets with attractive quartz work surface with inset sink and integrated dishwasher. Built-in 'NEFF' microwave, double oven and induction hob. Fabulous island again with attractive quartz work surface, 2 integrated fridges and the all important wine fridge! This room is a very sociable space, great for entertaining and families. There is a super walk-in shelved pantry. Ample space for living and dining furniture with cosy, corner wood-burning stove. From the Lounge area a bespoke, Italian spiral staircase leads up to the Mezzanine. This is a super space, currently used as a Study which is very light with 'Velux' window, looking down into the living space and enjoying more enviable views. This space feels very peaceful and secluded and would make a fabulous library or inspiring craft space perhaps. Double storage cupboard and further eaves storage.

From the Hallway the return staircase leads down passing the large window with display shelving to the Lower Ground Floor. Large storage cupboard housing the hot water cylinder and water pressure system. There is a very modern Family Bathroom (essentially an En-suite to Bedroom 3). Tiled with attractive neutral tiles and modern white suite comprising WC, wash hand basin on vanity unit and bath with shower over. Chrome ladder style radiator. The Master Bedroom is of very generous proportions with patio doors to the Rear Garden, Dressing Area and very luxurious, contemporary, 4 piece En-Suite Bathroom. Bedroom 2 is a spacious Double Room with patio door to the Rear Garden and super, modern En-suite Shower Room. Bedroom 4 is another well proportioned Double Bedroom to complete the Bedrooms!

The Integral Single Garage has remote controlled roller door, power, light and water plus additional Parking for 4/5 vehicles. Externally the Garden areas are low maintenance and paved for ease. Convenient access from Living Space so ideal for evening entertaining and for a morning 'cuppa' from 2 of the Bedrooms. The side area catches the sun all day long so is ideal from dawn to dusk to enjoy alfresco dining. Steps lead down to the paved Rear Garden area where there is ample space for relaxing furniture and pot plants. 2 good sized timber sheds.





Open-Plan Living/Dining Kitchen



Open-Plan Living/Dining Kitchen





View from the Dining Area



Utility Room



Bedroom 4



Bedroom 2

**Location:** Located in this peaceful residential cul-de-sac just on the outskirts of this sought after and friendly coastal town in an elevated position approximately 1 mile from the main Town Centre where a wide range of amenities can be found including Library, Post Office, Butchers, Bakers, Mini Markets, Cafes and Tea Rooms etc plus the picturesque Edwardian Promenade and Park Road Gardens are a short walk from the Town Centre. The property is also approx 500 yards from Grange Fell Golf Club and simply stunning walks can be found from the door step. Hampsfell Hospice can be reached on foot in approximately 30 minutes.

Grange over Sands has a thriving community and good road links being around a 20 minute car journey from both the M6 Motorway and the base of Lake Windermere.

To reach the property proceed up the Main Street and bear right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road and proceed past the library for just over ½ a mile. Turn left into Meadowbank Lane and follow the road to the end of the cul-de-sac and the plot is the last property on the left.

What3words -

<https://what3words.co.uk/enlarge.recorders.farmed>

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Utility/Boot Room** 8' 4" x 6' 5" (2.54m x 1.96m)

**Cloakroom**

**Bedroom 3** 12' 5" x 11' 1" (3.78m x 3.38m)

**En-Suite Shower Room**

**Open Plan Lounge/Dining/Kitchen** 25' 2" x 22' 5" (7.67m x 6.83m)

**Walk-in Pantry** 6' 0" x 5' 1" (1.83m x 1.55m)

**Mezzanine** 15' 1" x 9' 10" (4.6m x 3m)

**Lower Ground Floor**

**Bathroom**

**Master Bedroom** 20' 4" max x 12' 3" max (6.2m max x 3.73m max)

**Dressing Area**

**En-Suite Bathroom**

**Bedroom 2** 16' 6" x 12' 4" min (5.03m x 3.76m min)

**En-Suite Shower Room**

**Bedroom 3** 12' 6" x 10' 10" (3.81m x 3.3m)

**Integral Garage** 19' 6" x 9' 9" (5.94m x 2.97m)

**Services:** Mains electricity, water and drainage. Electric underfloor heating.

**Warranty:** By 'Protek' with 8 years warranty remaining.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band \_\_. Westmorland Furness Council.

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

**Energy Performance Certificate:** The Energy Performance Certificate is available on our website and also at any of our offices.





Bedroom 1



Bedroom 2





View from Open-Plan Living/Dining Kitchen



Patio Area



**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1800 – £1900 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

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Viewings available 7 days a week  
including evenings with our  
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Call **015395 32301** or request  
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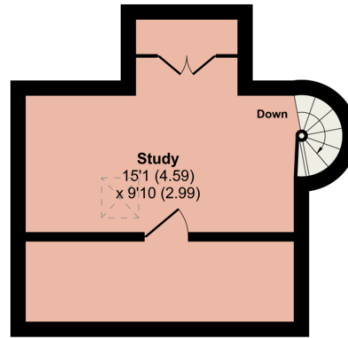
# Meadowbank Lane, Grange-Over-Sands, LA11

Approximate Area = 2210 sq ft / 205.3 sq m

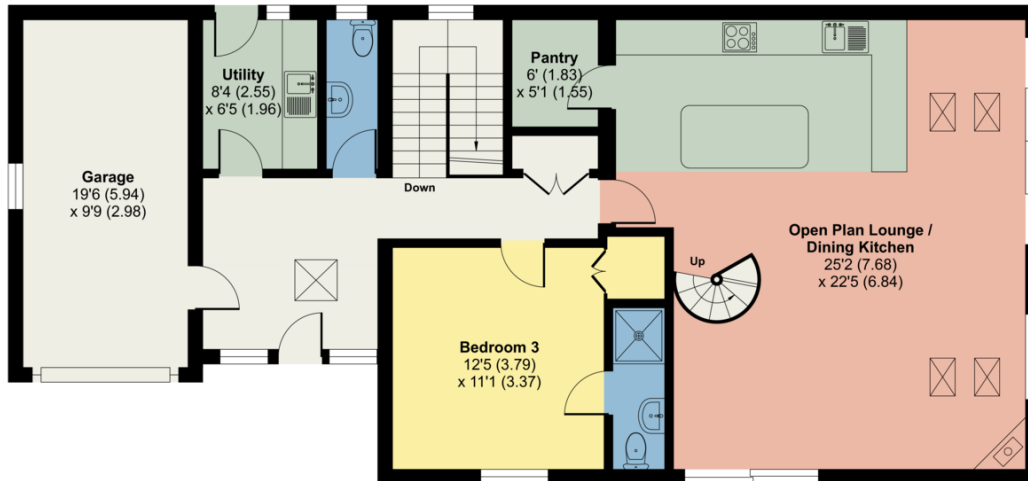
Garage = 180 sq ft / 16.7 sq m

Total = 2390 sq ft / 222 sq m

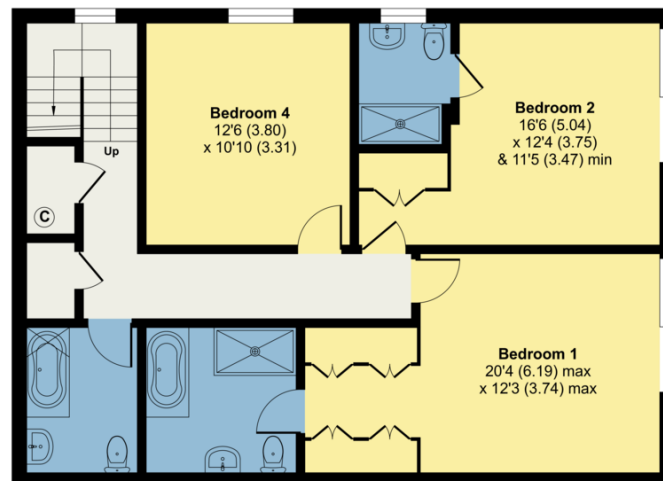
For identification only - Not to scale



MEZZANINE LEVEL



GROUND FLOOR



LOWER 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: 1280030

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