



Grange-over-Sands

£550,000

Redclyffe, 40 Priory Lane, Grange-over-Sands, Cumbria, LA11 7BJ

Here it is! For all of you who have been asking for a spacious Detached, 3-4 Bedroom Bungalow with incredible views to Morecambe Bay then finally, here it is! Not only that, this beauty has a versatile layout, wonderful sunny aspect, very generously proportioned rooms, enviable Sun Room, Double Garage, Workshop, Potting Shed, Undercroft storage, charming gardens, ample parking, sizeable plot and is located in the quiet, sought after, residential area of Kents Bank. Superb!

The initial, external impressions of this property are deceptive, inside it is something of a tardis with more space than enough. Spacious enough for a growing family, roomy enough for those who enjoy visitors and ample for those with hobbies that take up space! 40 Priory Lane will certainly have a broad appeal.

It is hard to pick out a main positive with this property but if pushed we'd have to say the wonderful, far reaching, stunning views to Morecambe Bay and beyond. Definitely a must see property!

Quick Overview

Incredible views to Morecambe Bay
Very spacious, Detached Bungalow
Desirable, quiet, residential area
Workshop and Potting Shed
4 Double Bedrooms
2 Bath/Shower Rooms
Double Garage and Parking
Large plot
No upper chain
Superfast Broadband



4



2



2



D



Superfast
Broadband



Double Garage
and Parking

Property Reference: G3094



Breakfast Kitchen



Dining Room / Bedroom 4



Bedroom 1



Terrace

The double, uPVC front doors open into the useful Porch with ceramic tiled floor and door leading into the Hallway. The Hallway is spacious with coved ceiling and access to all rooms. There is a whole 'room' (albeit bijou), perhaps more of a large walk in cupboard dedicated to the storage of coats and shoes - pure luxury!

The Lounge is a stunning room, with impressive dimensions and triple aspect but it is totally dominated by the breath taking views to Morecambe Bay and beyond! Electric living flame fire with brick surround, coved ceiling and access to the Sun Room. The Sun Room, also has direct access from the Kitchen and is well proportioned and of course, boasting simply sublime views to the Bay. Double doors lead out to the Terrace. The Terrace is a real joy, a fabulous sun trap! Excellent for entertaining and showing off those breath-taking views! The Breakfast Kitchen is sizeable too and looks through the Sun Room to catch those incredible views. Furnished with a range of white wall and base cabinets, some original! Inset 1½ bowl sink unit, integrated dishwasher, electric oven with extractor hood over and ceramic hob. A lovely sized Kitchen, ideal for families or those who like to entertain. The Utility Room has wall and base cabinets, stainless steel sink unit and ample space for washing machine and tumble drier and perhaps a dog bed or two! Fitted storage cupboard and an external side door.

Bedroom 1 is a generous Double Room with a range of fitted furniture and further wonderful Bay views. Bedroom 4, the smallest of the Bedrooms yet still a good double is next door with coved ceiling and front aspect and currently utilised as a Dining Room. The useful separate WC with window and Shower Room with white suite comprising WC, wash hand basin, walk in shower and upright radiator are opposite Bedroom 1. A door to the Inner Hall gives separation and privacy - perfect for guests and gives access to the further 2 Double Bedrooms and Bathroom. Bedroom 2 is a spacious double enjoying even more of those superb views and has fitted bedroom furniture. Bedroom 3 is opposite, again a very good sized double with pleasant front aspect. The Bathroom has white suite comprising bath with shower over, wash hand basin on extensive vanity unit, bidet and WC. Twin, high level side windows.

An external, lower pedestrian side door leads in to the Workshop which will please the keenest of tinklers! Very spacious with power and light and leading though to the Double Garage. These have twin electronic roller doors, power and light and lead through to the Potting Shed. An excellent space for the gardeners, even with its own loo! There is also additional Under-croft storage (with limited head height) should more storage be required!. Of course, any of these rooms, with a little 'TLC' could have other uses. A Gym? Office? Music Room? Cinema Room perhaps.

The Gardens complement the property perfectly. To the front is a well tended level lawn, paved seating areas, deep, well stocked borders and pathways around both sides. The Rear Garden can be reached via the grand central steps from the Parking Area or via a 'secret', private Pathway which winds down through some



Lounge



Breakfast Kitchen



Bedroom 2



Bedroom 3



Bathroom



View

very pretty mature plants, shrubs and trees to the good sized, sunny, main lawn. The private driveway at the side leads down to the gravelled Parking area which could accommodate 3/4 cars and to the Garages.

Location Kents Bank is a popular area of Grange over Sands for those seeking a quiet residential location, with Kents Bank Railway Station just a short walk away. The town centre is approximately 1 mile away and boasts amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes and Tea Rooms. The picturesque, mile long, Edwardian Promenade is close-by and provides a level walk in to Town. Grange is conveniently located approximately 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right). Turn left into Carter Road and follow the road around into Kentsford Road. Take the first right into Priory Lane and No. 40 can be found approx 300 yards on the left hand side.

What3words - <https://what3words.com/fallback.shrugging.landowner>

Accommodation (with approximate measurements)

Porch

Hallway

Lounge 19' 2" x 15' 1" (5.84m x 4.6m)

Sun-Room 14' 4" x 7' 10" (4.37m x 2.39m)

Terrace 21' 2" x 8' 0" (6.47m x 2.46m)

Breakfast Kitchen 15' 0" max x 14' 11" max (4.57m max x 4.55m max)

Utility Room 12' 6" x 5' 10" (3.83m x 1.78m)

Bedroom 1 14' 10" x 11' 7" (4.54m x 3.54m)

Shower Room

WC

Bedroom 4/Dining Room 12' 6" x 8' 5" (3.82m x 2.57m)

Inner Hall

Bedroom 2 14' 10" x 10' 11" (4.52m x 3.33m)

Bedroom 3 14' 1" max x 13' 10" max (4.29m max x 4.22m max)

Bathroom

Workshop 19' 0" x 16' 2" (5.79m x 4.93m)

Double Garage 25' 4" x 24' 5" (7.72m x 7.44m)

Potting Shed 27' 6" x 11' 3" (8.40m x 3.44m) some limited head height

WC

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

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

Council Tax: Band E. Westmorland and Furness Council.



Sun Room



Terrace



External



Garden



Front Garden

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 £1400 – £1500 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
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Priory Lane, Grange-Over-Sands, LA11



Approximate Area = 1789 sq ft / 166.2 sq m

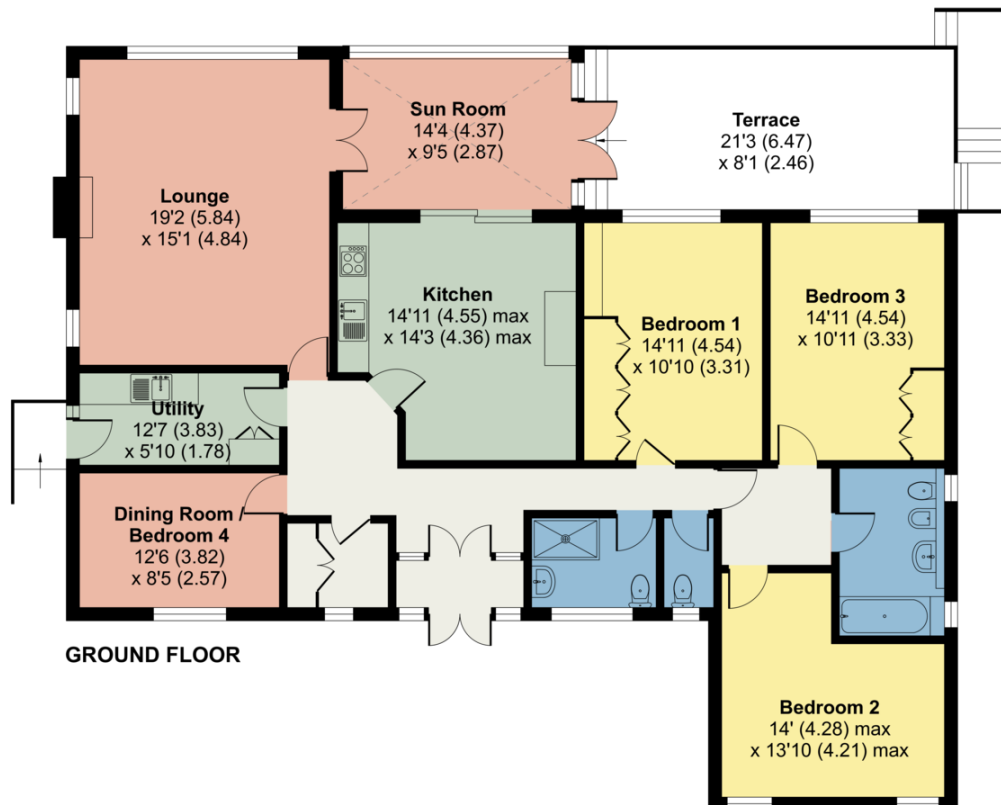
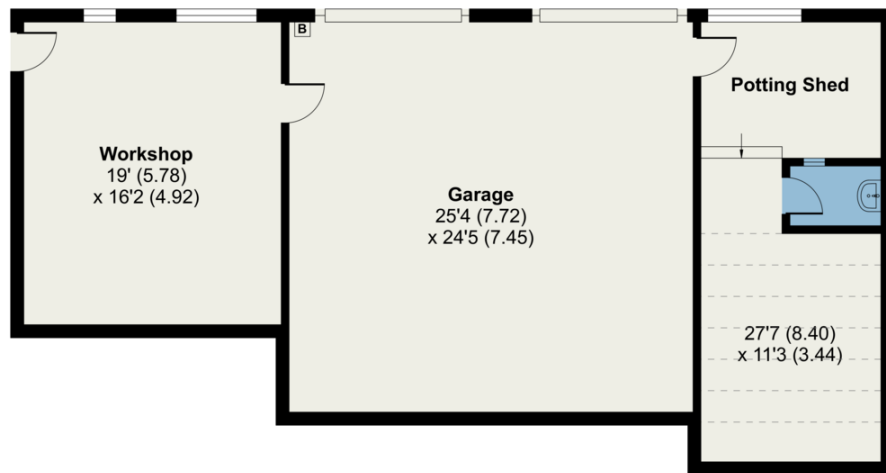
Garaging = 1096 sq ft / 101.8 sq m

Limited Use Area(s) = 162 sq ft / 15 sq m

Total = 3047 sq ft / 283 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1285914

A thought from the owners - A family built home, loved and enjoyed by over four generations.

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