







Ordnance Survey Ref: 01229613

## Coach House

£725,000

Coach House  
Windermere Road  
Grange-over-Sands  
Cumbria  
LA11 6EX

Wow! If nature, peace, woodland, birdsong and privacy are your thing alongside a substantial property with fascinating original features, excellent presentation, surprisingly convenient location and extensive, undeveloped basement makes you excited then without doubt this is the opportunity for you!

Dating back to at least 1856 this wonderful home displays some very impressive original features such as exposed beams, deep set windows, cobblestones and some incredible doors all complimented by tasteful décor and quality fixtures and fittings.

The additional bonus is the flexibility of the current layout with an exciting opportunity to create either further living space or extensive workshops in the basement. Garden, extensive parking and approximately 1 acre of woodland complete this very impressive, pretty picture.

Winding your way up the private, tree lined driveway and catching your first glimpse of The Coach House you cannot fail to be wowed. The first sight is stunning, reminiscent of a French Mountain retreat with the private woodland location, fabulous painted red door shutters, ancient stone building and subtle cornflower blue woodwork here and there - a superb start and first impression that only gets better and better the more you explore!



Entrance



Lounge



To the side is the main Entrance Porch - A Sun Porch with space to sit and enjoy the weather whatever it may be. A stable door to the left leads in to the Study/Bedroom 4. The room would make a super Study or 4th Bedroom should it be required. Door to the Utility Room and Ground Floor Cloak/Shower Room, this room is perfect for a dependent relative perhaps with some limited mobility - super! The Entrance Hall is warm and welcoming with the most incredible, original studded door with impressive iron work - a real unique feature. The stairs lead to the First Floor and there is an area of painted, original, ornate wooden wall panelling. The internal door leads into the Dining Kitchen, the heart of every home, this one just happens to be fabulous. Twin windows with woodland aspect (one with window seat) and attractive, stone tiled floor. The cabinets are 'warm white' with complementary grey subway tiling and inset farmhouse style white deep sink. Built in 'NEFF' electric oven, integrated dishwasher, space for fridge freezer and lovely, sky blue oil fired AGA. There is also a large central island with 'Silestone' type work surface with breakfast bar and 'NEFF' induction hob. A door leads down to the Basement and further door into the Utility Room. The Utility Room has a continuation of the stone tiled floor, boiler cupboard housing the oil boiler, door to the Study/Bedroom 4 and space and plumbing for washing machine and tumble drier. The Cloakroom (currently with provision for shower - just not installed) has a modern WC and wash hand basin and attractive, stone effect tiles. From the Kitchen glazed pocket doors lead into the Lounge. A superb room of exceptionally generous proportions. Triple aspect with deep set windows either side and double, patio doors to the front. This room manages to be spacious and cosy all at the same time with exposed beams and lovely corner wood burning stove.

From the Hallway a short flight of stairs lead to the Half Landing split right and left. Very light with high level 'Velux' window and wonderful range of exposed beams. To the right is Bedroom 1, Bedroom 3 and the versatile Bedroom 5/Bathroom. The beams from this angle are even more impressive. They sit harmoniously with the steel 'beam support' installed to remove an inconvenient hip height beam!



Lounge



Lounge



Study/Bedroom 4





Dining Kitchen



Bedroom 2



Dining Kitchen

Bedroom 1 is a full depth room with exposed beams, wood effect laminate flooring and 2 'Velux' roof windows. Bedroom 3 is a spacious Double Bedroom with exposed beams and large 'Velux' window. On this side there is an undeveloped room earmarked as a Bathroom and as such full plumbing is 'in situ'. Of course, alternatives such as Bedroom, Nursery, Dressing Room are possible if more suited to your needs. To the left of the Half Landing is Bedroom 2, another roomy, very sunny Double Bedroom with lovely exposed beams, 'Velux' roof window and further low level window. The Bathroom is spacious with 'Velux' roof window and 4 piece, Victorian style suite comprising WC, roll top claw foot bath,

shower enclosure and wash hand basin on antique pine cabinet. Painted wall panelling and complementary tiling.

The Basement! Where to start. Currently undeveloped but with some plumbing in place. The stairs lead down from the Kitchen to the Main Room which has charming original flagged floor and two original stalls. This spacious room has an external door and uPVC window, door to the second room - a spacious room with original double doors. A third, smaller room can be found to the rear of the Main Room (possibly the stable boys quarter's) with fireplace and high level window. The possibilities are endless. Incorporate into the main home?

Man Cave? Cinema Room? Gym? Separate accommodation for guests or maybe even completely separate???? (subject to the relevant consents).

The Garden consists of a spacious and sunny gravelled area with deep rockery style border - fully enclosed and secure for pets and young children. Within the Garden is a storage Shed/Garage (perhaps now in needs of a little attention). In addition there is approximately 1 acre of private woodland - fabulous for dog owners or adventurous children. Ample Parking.



Bedroom 1



Bedroom 1



Bedroom 3

**Location:** The Coach House, is as the name would suggest the original Coach House to the larger Eggerslack House. Detached and complete with original, pretty cobbled stable yard. This secluded setting is an absolute delight enjoying complete peace and privacy yet being situated just on the outskirts of the town so also enjoying convenience.

Grange is a small Edwardian seaside town with amenities such as Medical Centre, Primary School, Library, Post Office, Railway Station, Shops, Cafes and Tearooms and picturesque, traffic free, mile long Promenade. Approximately 20 minutes from the M6 motorway and a similar distance from the base

of Lake Windermere.

Proceed out of Grange along Windermere Road, turning left into the private driveway to Eggerslack House between 2 substantial stone gate pillars. Follow the driveway through the woodland reaching Eggerslack House apartments on the left. Continue around the house and take the next right, over the cattle grid and into the parking area. The Coach House is directly ahead with the striking red shutters.

What3words - <https://what3words.com/starring.reboot.wand>

**Accommodation (with approximate measurements)**

Entrance Porch

Study/Playroom/Bedroom 4 10' 6" x 8' 7" (3.2m x 2.62m)

Hallway

Dining Kitchen 19' 5" x 11' 9" (5.93m x 3.59m)

Lounge 24' 2" x 14' 4" max (7.37m x 4.37m max)

Utility Room 10' 7" x 6' 5" (3.25m x 1.97m)

Cloak/Shower Room

First Floor

Bedroom 1 24' 4" x 11' 11" (7.42m x 3.63m)

Bedroom/Shower Room 10' 0" x 8' 9" (3.05m x 2.67m)



**Bedroom 2** 12' 0" x 10' 10" (3.66m x 3.3m)

**Bedroom 3** 11' 11" x 10' 10" (3.63m x 3.3m)

**Bathroom**

**Lower Ground Floor - Basement**

**Room 1** 24' 2" x 16' 1" (7.39m x 4.92m)

**Room 2** 24' 4" x 16' 0" (7.44m x 4.90m)

**Room 3** 10' 7" x 8' 6" (3.23m x 2.61m)

**Store/Garage** 24' 5" x 10' 5" max (7.45m x 3.20m max)

**Services:** Mains electricity and water. Oil fired central heating. Septic tank drainage. System installed approximately 10 years ago to accommodate basement conversion.

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

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

**Material Information:** Please note Woodlands Cottage (neighbouring property) has a right of access over the Coach House driveway from the cattle grid to the right hand side down to their property.

All owners at Eggerslack House (6 owners), Coach House and Woodmans Cottage pay an equal share towards the upkeep of the private roadway (on an as and when basis) through Eggerslack Woods.

**Conservation Area:** This property is located within Grange Conservation Area.

**Tree Preservation Orders:** We are unaware of any (TPO's) within the woodland but permission must be sought from Westmorland and Furness Council for any trees to be pollarded or felled due the property being in a 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.



Bathroom



Bathroom



Garden and Grounds





Basement



Woodland

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1500 – £1700 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).

## Windermere Road, LA11

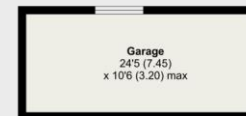
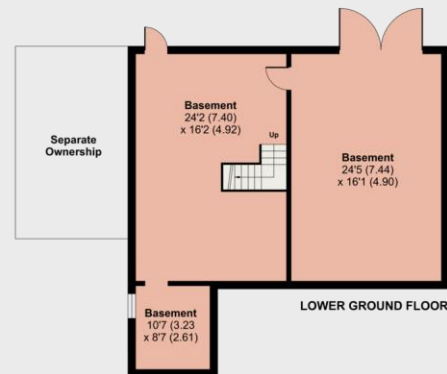
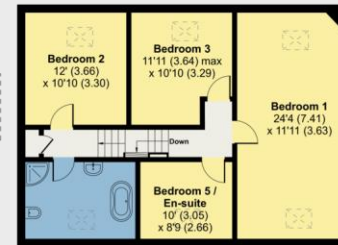
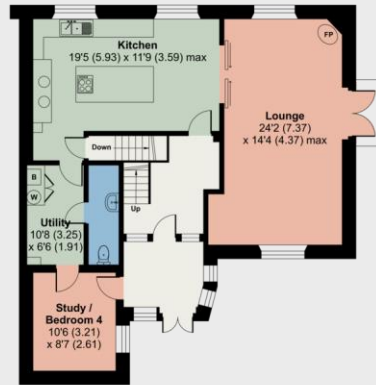


Approximate Area = 2701 sq ft / 250.9 sq m (excludes separate ownership)

Garage = 257 sq ft / 23.8 sq m

Total = 2958 sq ft / 274.7 sq m

For identification only - Not to scale



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: 1312623