Grange-over-Sands

£425,000

Woodland Villa, Fernleigh Road, Grange-over-Sands, Cumbria, LA11 7HT

What an exceptional opportunity!

Woodland Villa is a beautiful four-bedroom semi-detached Victorian family home arranged over three floors. It boasts many elegant period features, including high corniced ceilings, sash windows, original doors, and striking hallway floor tiles. The property offers spacious and well-presented living areas, ideal for the growing family and modern family life.

To the rear this is a surprisingly generous garden and lovely views towards Morecambe Bay. This property is perfectly situated on the level in the charming coastal town of Grange-over-Sands.

This home beautifully blends character, comfort, and convenience.

Internal inspection strongly recommended.

Quick Overview

Excellent, Semi-detached Victorian Property

Currently with separate 1 Bedroom Apartment

Pleasing views towards Morecambe Bay

Period features

Popular, convenient, residential location

Well proportioned rooms

Spacious, private Forecourt Garden

Charming Rear Garden

Workshop

Ultrafast Broadband

Property Reference: G3125

4	2	3	D	*Ultrafast Broadband*	*On Road Parking*

Hall

Dining Kitchen

Dining Kitchen

Views

The front door opens into the Hallway with period tiled floor and stairs with impressive spindles and balustrades leading to the First Floor. Traditional doors to either side. The Lounge is a spacious light room with dual aspect (original sash windows). Walk in bay window to the front and pleasant glimpses between houses of Morecambe Bay to the rear aspect. Corniced ceiling and homely multi-fuel stove with marble surround. The Dining Kitchen has a dual aspect, original sash windows and pleasant glimpses towards Morecambe Bay to the rear aspect. Recessed cupboard and large, recessed multi-fuel stove. Ample space in the Dining Area for formal dining. The Kitchen Area is furnished with a range of cream wall and base cabinets with solid wood work surface, deep 'Belfast' sink, fitted gas hob, integrated dishwasher and built in 'Bosch' oven and microwave. Concealed Worcester gas central heating. The understairs Utility/Pantry is very useful with window to the rear, excellent storage and plumbing for washing machine. The stairs are due to be added in January, so if anybody wants the flat prior to the work then now is the time, or if they want it as a large house then this will be from January onwards.

The First Floor Landing is spacious with rear window and view towards Morecambe Bay. The recently fitted Shower Room is modern with a white suite comprising WC, double walk-in shower, wash hand basin and striking, navy blue subway tiling to walls. Bedroom 1 is a well proportioned double Bedroom with twin windows to the front and original, cast, painted fireplace (not in use). Bedroom 2 is also a double room and enjoys a similar front aspect. Bedroom 3 has a charming rear aspect with good views towards Morecambe Bay and has a range of built in storage cupboards.

Access to the separate Ground Floor Apartment is via the gated pathway to the side which leads down to the Entrance door. There is also a useful undercover log store. The Hallway has wood effect laminate flooring and very generous useful storage cupboard. The Shower Room is attractive and recently fitted with a white suite comprising shower, WC and wash hand basin. Tiled with white subway tiles and chrome ladder style radiator. The Sitting Room has a wall mounted modern electric fire and is open to the Conservatory and Kitchen. The Kitchen is bijou with a rear internal window. Fitted with a range of wall and base cabinets with stainless steel sink and space for electric oven. Once the stairs are installed the Kitchen will be removed and this area will become a small Utility Area. The Conservatory is spacious and very sunny - excellent relaxing dining space. External door. The Bedroom is a very spacious double room with 2 recessed wardrobes (1 housing the gas central heating boiler – new Oct 25 with 10 year guarantee).

Outside, there is a good sized Workshop with power and light and Former WC (not in use). The front Forecourt Garden is spacious and very private. Paved with very well established laurel hedge. The main Garden is to the rear and quite a pleasant surprise. Steps lead down to a good sized lawn with central apple tree.

Lounge

Dining Kitchen

Bedroom 1

Bedroom 2

Bedroom 3 / Study

Shower Room

Location The location is excellent. A hop skip and a jump from the town centre, and a short walk from the Primary School, yet tucked away on this popular, sought after, residential road. Grange over Sands enjoys amenities such as Railway Station, Medical Centre, excellent Primary School, Library, Post Office, Cafes, Shops and Tea Rooms with the picturesque Edwardian mile long Promenade, Ornamental Gardens and Bandstand frequented by locals and visitors alike.

To reach the property proceed up Main Street turning right at the mini roundabout onto the short one way street with the famous 'Higginsons' Butchers on the corner. Continue straight across and take the first left into Fernleigh Road. Woodland Villa can be found approx. two thirds of the way down on the left hand side.

What3words - https://what3words.co.uk/chip.improvised.ranked

Accommodation (with approximate measurements)

Hallway
Lounge 19' 2" into bay x 11' 10" (5.84m into bay x 3.61m)
Dining Kitchen 19' 0" x 11' 0" (5.79m x 3.35m)
Utility/Pantry
First Floor
Bedroom 1 14' 5" max & 8' 0" min (4.39m max & 2.44m min) x 12' 8" (3.86m)
Bedroom 2 12' 0" max x 8' 2" max (3.66m max x 2.49m max)
Bedroom 3 11' 10" x 7' 5" (3.61m x 2.26m)
Shower Room
Ground Floor Apartment
Hall
Sitting Room 11' 6" x 10' 8" (3.51m x 3.25m)
Conservatory 11' 9" x 8' 7" (3.58m x 2.62m)
Kitchen 11' 9" x 3' 6" (3.58m x 1.07m)
Shower Room
Bedroom 18' 6" x 9' 7" (5.64m x 2.92m)
Workshop/Store 13' 11" x 7' 0" (4.24m x 2.13m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators via 2 separate 'combi'- boilers.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Woodland Villa Council Tax Band C. Westmorland and Furness Council.
Woodland Villa Apartment Council Tax Band A. Westmorland and Furness Council. As the separate Apartment is classed as 'residential' a reduction of 50% on Council Tax may be available. Should the property be rearranged as one property the council tax will be reassessed accordingly.

Notes: Woodland Villa/Woodland Villa Apartment has a right of way for bins across the neighbouring property.

Viewings: Strictly by appointment with Hackney & Leigh.

Views

Conservatory

Flat - Kitchen

Flat - Bedroom

Garden

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 Woodland Villa has the potential to achieve between £950 - £1000 per calendar month and Woodland Villa Apartment £600 - £650 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Checks (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 dedicated viewing team
Call 015395 32301 or request online.

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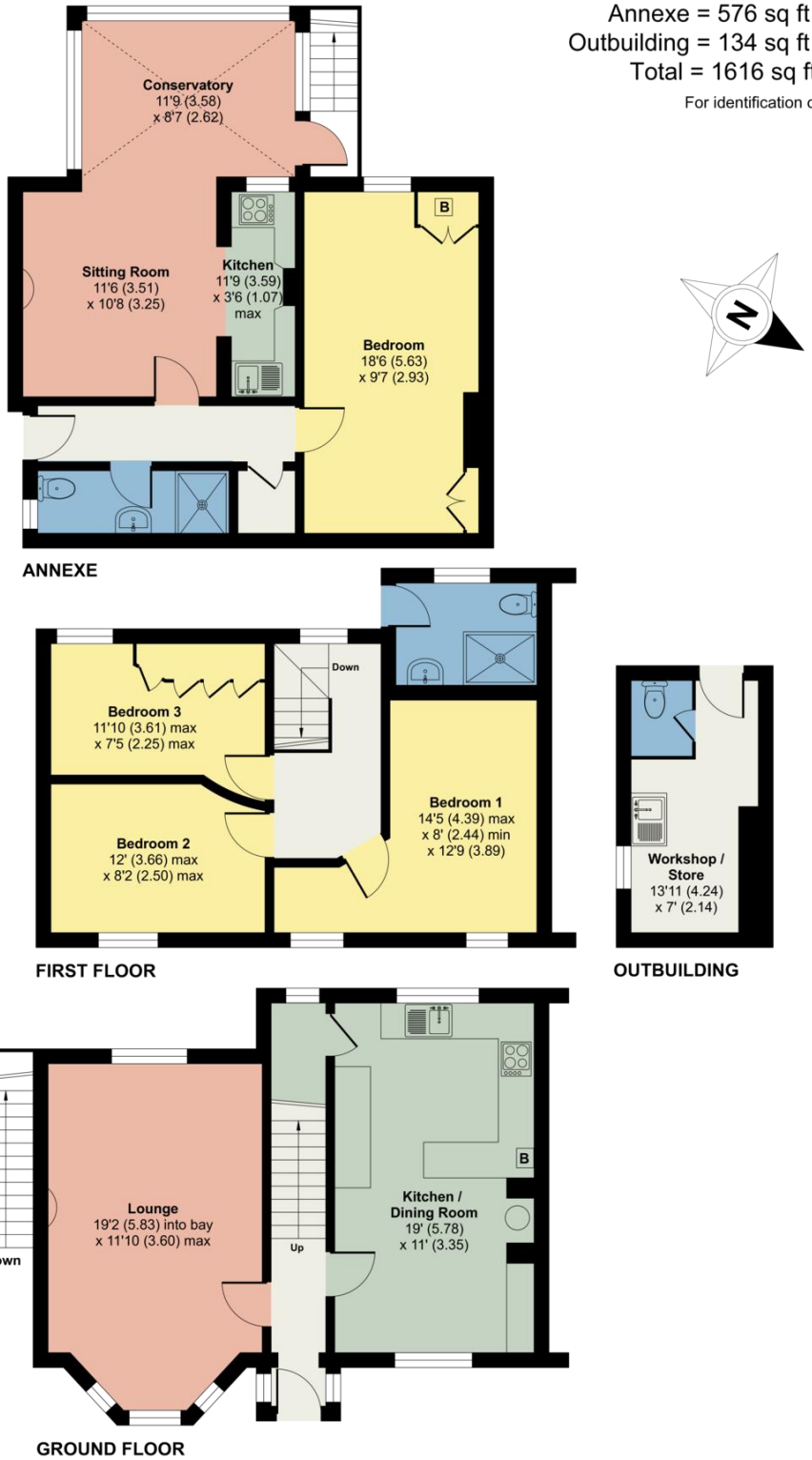
Fernleigh Road, Grange-Over-Sands, LA11

Approximate Area = 906 sq ft / 84.1 sq m
Annexe = 576 sq ft / 53.5 sq m
Outbuilding = 134 sq ft / 12.4 sq m
Total = 1616 sq ft / 150 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: 1324187

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