



## Grange-over-Sands

£480,000

Pettitoes, Cragg Drive, Grange-over-Sands, Cumbria, LA11 6BH

Pettitoes is an excellent, well positioned, neatly presented, spacious, light and versatile chain free, Detached property. It is also very conveniently (and privately) located for just a short stroll down in to town to the local amenities. Having once been a 'B & B', this lovely property will appeal broadly but in particular to families who would all like their own Bedrooms and space to spread out. It is arranged over 3 floors with the main living space on the middle floor which makes the most of the charming views towards Morecambe Bay.

With Bedrooms situated on the Ground Floor this property would also be ideal for those with limited mobility or for multi-generational living perhaps. The terraced Garden to the side and rear is a real treat for those with green fingers and those who like to grow their own fruit and vegetables.

### Quick Overview

- Close to amenities
- Convenient yet tucked away location
- Sunny Balcony with excellent Bay views
- Versatile layout
- Neatly presented throughout
- Gardens
- Garage and Parking
- No upper chain
- Ultrafast Broadband



5



3



2



D



Ultrafast  
Broadband



Garage and  
Parking

Property Reference: G3131



Entrance Hall



Walk in Wardrobe & En-Suite Shower Room



Office/Bedroom 3

The main door opens into the Hallway with stairs leading to the First Floor, access to the Ground Floor rooms and very large and useful Linen/Storage cupboard. Bedroom 1 is a very spacious, dual aspect and 'L' shaped room with corniced ceiling - ample space for a relaxing corner with a luxurious chaise perhaps or an easy chair or two. Useful Dressing Area with window and hanging rails which leads to the En-Suite Shower Room with WC, wash hand basin on a vanity cabinet and double shower enclosure. Part tiled walls and window. Bedroom 2 is a spacious double room with a front aspect and Office/Bedroom 3 is also a good double room with French doors in to the Garden - currently utilised as an office. The Bathroom has a high level window and white suite comprising 'P' shaped bath with shower over, pedestal wash hand basin and WC.

From the Entrance Hall stairs lead up to the First Floor Landing with front window and stairs to Second Floor. The Lounge is a wonderful room being spacious and light with a triple aspect. The French doors provide access to the Balcony which provide beautiful views over the Town towards Morecambe Bay. An electric, living flame fire sits in a attractive polished stone surround. The Balcony with extendable awning over is a delightful space, sunny and very private with superb views, an enviable spot for summer evening drinks or morning coffee. The formal Dining Room is dual aspect and very roomy, in fact currently housing dining furniture and dresser with one end used as a 'Snug' with easy chairs and TV. The Kitchen is well proportioned with a dual aspect and pleasant Garden outlook. Furnished with a range of cream wall and base cabinets with luxurious black granite work-surface and inset 1½ bowl stainless steel sink. Integrated dishwasher and fridge, built in electric oven, gas hob and extractor. Just off the Kitchen is the walk-in Pantry. More of a room actually (with some reduced head height) - hugely popular and sought after these days. Ideal storage and perfect to hide all 'messy' bits, this one is home to an additional fridge freezer too. A Bathroom also serves this floor with feature window, large vanity cabinet with wash hand basin, WC, and 'P' shaped bath with shower over.

On the Second Floor are 2 rooms with some reduced head height. Both used as occasional double Bedrooms. One has a 'Velux' window with super Bay views the other a dormer window to the rear. Both have very useful eaves storage.

The Garage is home to the 2 gas central heating boilers and is plumbed for an automatic washing machine. To the front of the property is a very neat and pretty Front Garden with level lawn and colourful flowing plants - a charming, private and sunny area to sit and enjoy the peace. The main Garden is to the side and rear. A generous space with lots of opportunities for those looking to grow their own fruit and vegetables perhaps or for those with green fingers! There is Parking for 2-3 vehicles to the side of the property.

**Location** Pettitoes enjoys a convenient location just a short walk from the town which is well served by amenities such as Medical Centre, Library, Post Office, prize winning Butcher, Railway Station, Shops, Cafes/Tearoom and wonderful picturesque Edwardian Promenade, Park Road Gardens and Band Stand, and Ornamental Gardens.

From the Grange over Sands Office follow Main Street to the mini roundabout and bear right, following the short one way street to the crossroads and continue straight over passing the Library. Take the 2nd right turn into Cragg Drive and 'Pettitoes' is situated through



Bedroom 1



Bedroom 2



Bathroom



Dining Room



Kitchen



Bedroom 4

the wooden gate immediately on the right hand side.

What3words: [charn.lollipop.victory](#)

#### Accommodation (with approximate measurements)

**Hallway** 13' 3" x 7' 4" (4.04m x 2.24m)

**Bedroom 1** 16' 0" max x 12' 11" (4.88m max x 3.94m)

**Dressing Area** 5' 7" x 4' 11" (1.7m x 1.5m)

#### En-Suite Shower Room

**Bedroom 2** 11' 7" x 9' 7" (3.53m x 2.92m)

**Office/Bedroom 3** 10' 1" x 9' 11" (3.07m x 3.02m)

#### Bathroom

#### First Floor

**Lounge** 16' 4" x 13' 0" (4.98m x 0m) 6' 10" x 2'11" bay area (2.09m x 0.88m bay area)

**Balcony** 7' 0" x 6' 7" (2.13m x 2.01m)

#### Bathroom

**Dining Room** 22' 0" x 9' 7" (6.71m x 2.92m)

**Kitchen** 10' 5" x 9' 11" (3.18m x 3.02m)

**Walk-in Pantry** 10' 0" x 7' 2" (3.05m x 2.18m) with some limited head height.

#### Second Floor

**Attic Bedroom 4** 10' 9" x 9' 11" (3.28m x 3.02m) with some limited head height

**Attic Bedroom 5** 14' 5" max x 11' 8" (4.39m max x 3.56m) with some limited head height.

**Garage** 18' 11" x 8' 2" min (5.77m x 2.49m min)

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. (2 boilers located in the Garage - serving different floors).

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

**Notes:** Please be aware the driveway is shared between 4 properties including Pettitoes.

**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.

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1200 - £1300 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Check (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).



Lounge



Balcony



View from Balcony



Side Garden

Request a Viewing Online or Call 015395 32301

## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
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# Cragg Drive, Grange-Over-Sands, LA11

Approximate Area = 1961 sq ft / 182.1 sq m

Limited Uses Area(s) = 57 sq ft / 5.2 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 2172 sq ft / 201.7 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: 1340467

A thought from the owners - This was the home my wife always wanted, and deserved, for entertainment of family and friends

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