



## Grange-over-Sands

**£320,000**

Red Roofs, 46 Cart Lane, Grange-over-Sands, Cumbria, LA11 7AF

A fantastic opportunity to acquire a 2 Bedroom Semi-Detached Home set within private Gardens and benefitting from off-road Parking and breathtaking, elevated views across the ever-changing sands of Morecambe Bay to the surrounding countryside beyond. Now requiring some modernisation, this property offers huge potential to create a stylish home tailored to their own taste.

The property also has full planning for - A new side entrance and porch, Creation of a substantial wrap-around extension at the rear, Enlargement of the parking area and improved steps up to the house, A substantial dormer conversion with twin Juliette Balconies, 2 new dormer windows and new windows throughout, Demolition of existing outbuildings on the South Side with enlarged, additional windows and patio doors, Conversion of an existing outbuilding in the rear garden to form auxiliary accommodation. This is a super opportunity, where homes with such views, potential, and flexibility are seldom available

### Quick Overview

Semi-Detached House in a convenient location

Super views towards Morecambe Bay

2 Reception Rooms and 2 Bedrooms

Tall ceilings and lots of character

Some upgrading required

Off road Parking

Attractive Gardens

Close to level promenade

Outside Stores

Superfast Broadband



2



2



2



TBC



Superfast



Off Road Parking

Property Reference: G3138



Dining Area



Kitchen/Dining Room



Living Room



Living Room

Steps lead up into the front Garden, through a wrought iron gate to the side entrance with uPVC double glazed entrance door into the Dining Kitchen which is a lovely spacious room with ample space for a dining table and chairs with a rear aspect. There is a range of 'sage green' painted wooden wall and base cabinets incorporating a plate rack with Beech worktops and single drainer stainless steel sink unit. Built-in oven and grill, induction hob with cooker hood over and integrated dishwasher and fridge. Shuttered side window, tiled floor and wall mounted gas central heating boiler. Door to Inner Hall with doors to Bathroom and Sitting Room. Wide tread return stairs to the First Floor. Bathroom having a 3 piece white suite comprising bath with shower over, pedestal wash hand basin and low flush WC. Illuminated medicine cabinet and under-stairs storage cupboard. Sitting Room - Wow! Your eyes are drawn to the fabulous views of Morecambe Bay and beyond via the double doors with side windows which lead out to the Garden. A spacious room with an original fireplace, slate tiled hearth and recessed wood burning stove. 2 single glazed side windows with shutters and attractive cornicing.

From the Inner Hall, the return wide tread return spindled and balustraded staircase leads to the First Floor passing the large, feature side window on the Half Landing. The Landing has loft access and Nuaire ventilation controls. Bedroom 1 is a good size double room with original fireplace (not in use). 1 shuttered side windows and double doors which lead to the Balcony, (now in need of some repair) which provides extensive views towards Morecambe Bay and the delightful surrounding countryside. Bedroom 2 is also a double room and has a pleasant rear aspect and a range of fitted wardrobes.

Outside opposite the side entrance is a Utility Room with Velux window, belfast sink and worktop with space under for a washer, dryer and freezer. Additional Store cupboard with side window and further Garden Store. A concrete pathway meanders through the tiered rear Garden which is surrounded by a variety of mature shrubs and plants leading to a large, useful outbuilding with power and light which is now in need of some renovation. This could be used for a variety of different uses and would make an ideal Workshop, Hobbies Room, Home Gym, Home Office etc. To the front of the property is the main Garden which is on 2 levels, the upper level can be accessed from the Lounge and is mainly laid to lawn with a partial hedged border and well stocked flower beds providing a profusion of colour. Steps lead down to the lower Garden with small lawn and mature plantings. Electric power point and Parking for 1-2 cars.

**Location** Approx 1 mile from the centre of Grange over Sands this popular and friendly seaside town is well served by amenities such as Primary School, Medical Centre, Post Office, Library, Shops, Cafes/Tearooms, choice of Railway Stations and not forgetting the Ornamental Gardens, Band Stand and picturesque Edwardian, mile long, level, Promenade. Approx 20 minutes from the M6 Motorway and a touch further to the inner Lake District, Grange is very conveniently placed!

Situated in a level position within the popular residential area of 'Cart Lane' with excellent views towards the ever-changing sands of Morecambe Bay. To reach the property proceed along The Esplanade and past the Fire Station, take the third left into Cart Lane, drop down the hill and keep right. 'Red Roofs' is a short way along on the right hand side

What3words: <https://what3words.com/budgets.trusts.landlords>



View of Morecambe Bay



Front Garden



Hallway



Landing



Bedroom 1



Bedroom 2

#### Accommodation (with approximate measurements)

**Dining Kitchen** 15' 10" x 11' 11" (4.85m Max x 3.65m Max)

**Inner Hall**

**Bathroom**

**Living Room** 17' 6" x 13' 11" (5.35m max x 4.26m max)

**First Floor**

**Bedroom 1** 13' 10" x 13' 1" (4.24m max x 4.01m into bay)

**Balcony** 11' 10" x 4' 1" (3.61m x 1.25m)

**Bedroom 2** 12' 2" x 9' 4" (3.71m x 2.86m)

**Utility Room** 8' 7" x 6' 3" (2.64m max x 1.91m max)

**Outside Store**

**Garden Store**

**Large Outbuilding** 19' 9" x 9' 6" (6.04m x 2.92m)

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

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

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

**Planning Permission:** Full Planning Permission has been passed for

- A new side entrance and porch
- Creation of a substantial wrap-around extension at the rear of the property
- Enlargement of the parking area and improved accessible steps up to the house
- A substantial dormer conversion with twin Juliette Balconies
- The demolition of existing outbuildings on the South Side with enlarged and additional windows and patio doors
- Conversion of the outbuilding in the rear garden to form auxiliary accommodation

Ref No: SL/2023/0497 which expires on the 26/06/2026

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £850 - £900 per calendar month subject to some remedial works. 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).



View from balcony



Balcony



Out House



External Rear

Request a Viewing Online or Call 015395 32301

## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Sarah Lucas

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Keith Wright

Viewing Representative  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



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**Hackney & Leigh Ltd** Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

# Cart Lane, Grange-Over-Sands, LA11

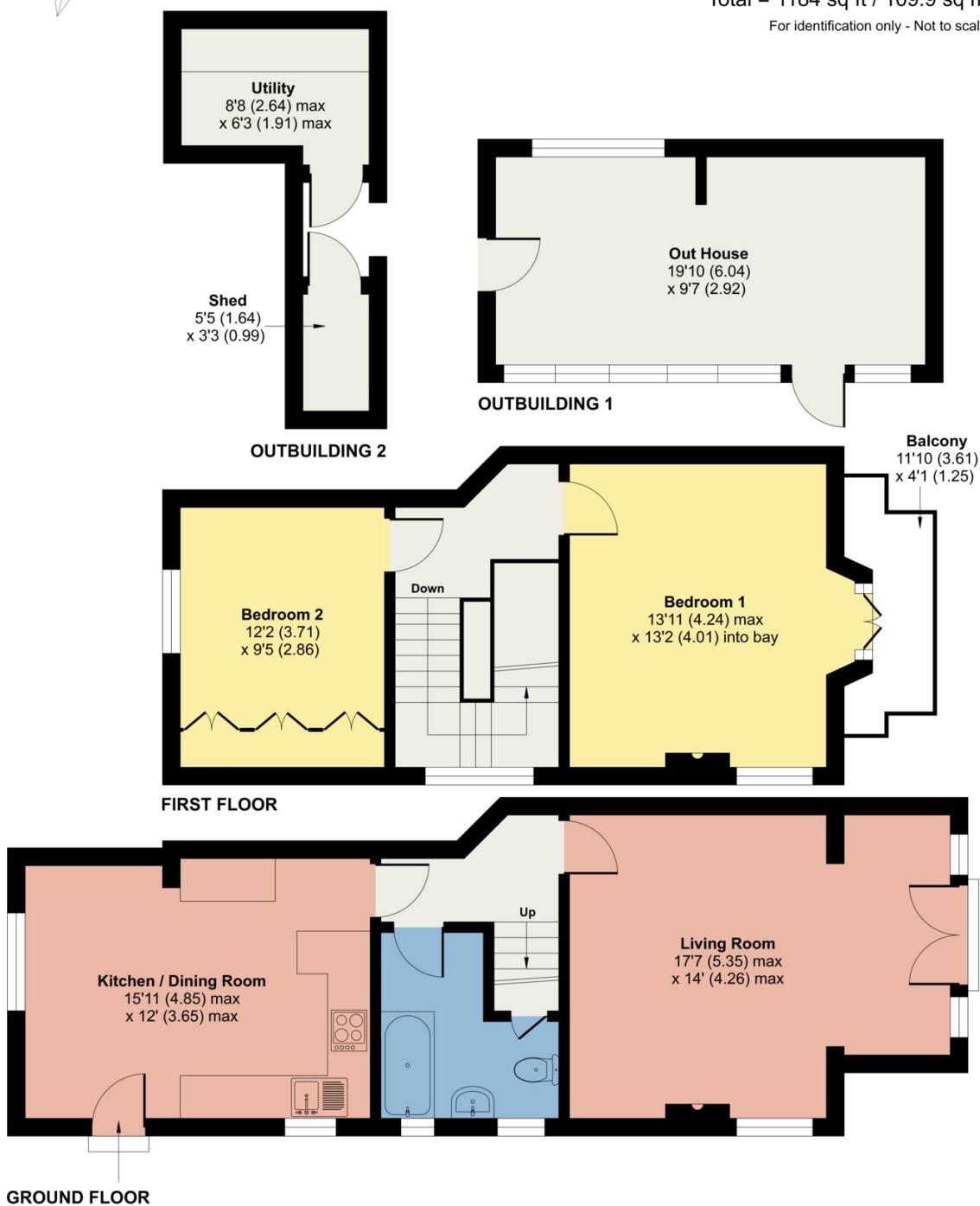


Approximate Area = 929 sq ft / 86.3 sq m

Outbuilding = 255 sq ft / 23.6 sq m

Total = 1184 sq ft / 109.9 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). ©nchecom 2025. Produced for Hackney & Leigh. REF: 1346443

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