



Grange-over-Sands

£435,000

Seacroft, 1 Yew Tree Road, Grange-over-Sands,
Cumbria, LA11 7AA

Properties on this attractive road rarely come to market, and it's easy to see why residents choose to stay. This highly sought-after residential location sits just moments from the picturesque Edwardian Promenade and Grange Playing Fields, offering a level and scenic walk into town.

Seacroft is a charming and versatile home, boasting exceptional views across Morecambe Bay to the distant fells, generous living and outdoor space, and wonderful period features. While a new owner may wish to introduce their own style and update certain areas, the property holds tremendous potential and presents an exciting opportunity.

Having served as a much-loved second home for nearly two decades, the current owners have made the reluctant decision to pass it on, inviting new residents to enjoy the same sense of joy and tranquility they have treasured over the years.

Internal inspection strongly recommended and no upper chain.



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Ultrafast
Broadband



Garage and
Parking

Quick Overview

Beautiful, panoramic views of Morecambe Bay

Sought after residential road

Spacious corner plot

Close to beautiful Promenade (level walk to town)

Extensive under-croft (with some good head height)

Wonderful, mature Gardens

Garage and Parking

Scope to update

No upper chain

Ultrafast Broadband

Property Reference: G3150



Lounge



Dining Room



Kitchen



Bedroom 1

The front door opens in to the 'L' shaped Hallway with coved ceiling and feature, leaded glass ceiling light. Useful cloaks cupboard and doors to Lounge and Dining Room. The Lounge is a super, dual aspect sunny room with walk-in bay window enjoying wonderful, far-reaching views to Morecambe Bay. Living flame gas fire with pine surround and marble hearth. Coved ceiling and picture rail. The Dining Room is well proportioned and dominated by a very similar, superb bay view. French sliding doors lead to the Balcony which is a real treat for morning coffee or evening drinks with the incredible view which never gets old! Living flame gas fire with pine surround and marble hearth and recessed shelving. The Dining Room is sociably open to the Kitchen. The Kitchen is furnished with a range of 'pine' wall and base cabinets with inset stainless steel sink. Built in electric oven with gas hob over. Super (much envied), walk-in Pantry with fitted shelves, side window and space for fridge freezer. Side window overlooking the playing fields.

From the Hallway 2 steps lead up to the Bedrooms etc. Bedroom 1 is a well proportioned Double room with dual aspect and pleasing view to Morecambe Bay. Recessed wardrobe with folding door. Bedroom 2 is a second good sized Double room with front aspect and recessed wardrobe with folding door. The Bathroom has a white suite comprising pedestal wash hand basin and Bath. Useful large, deep airing cupboard. The Shower has its own room as does the WC! Very convenient!

Steps from the Kitchen lead down to the Lower Ground Floor Lobby with external door. The Utility Room is of a generous size with WC. Space for washing machine and tumble drier (may be available by separate negotiation). A very useful and spacious room indeed. The 'Day Room' has side window is light, airy and quiet away from the main house. Wall mounted gas central heating boiler. French doors to the Conservatory - A further light and bright, quiet space, ideal for reading and painting perhaps. Door to the Garden.

From the 'Day Room' is a door to the Undercroft. This Undercroft is impressively spacious and adaptable, featuring three well-sized rooms with some good head height, along with additional adjoining areas- ripe for conversion or excellent storage potential at the very least.

Outside is a Single Garage with up and over metal door. The gated brick set driveway provides parking for 2 vehicles easily. Set on a generous plot, externally there is good garden space to front, rear and side. The front Garden area is very private indeed and a real treat for the tree enthusiasts with several, attractive and well established specimen trees creating a superb level of privacy. A wide, paved pathway with steps lead to the side where there is a Greenhouse and Garden shed. Access to the Lower Ground Floor and outdoor tap. The Rear Garden is a credit to the vendors. Hours of loving and meticulous work have paid off and created this lovely space. There are further well established specimen plants and shrubs and areas of lawn. This Garden will please all! Children, entertainers, the green fingered retirees perhaps - everyone!



Lounge



Dining Room



Bedroom 2



'Day Room'



Conservatory



Kitchen

Location Located just a short walk from the town centre, this property is perfectly positioned to enjoy the best of both worlds – the quietness of a residential area and the convenience of nearby amenities. Whether it's a leisurely stroll to the local shops (through Grange Playing Fields to the beautiful Promenade) or a quick drive to explore the surrounding countryside, this location offers it all.

Grange is a popular and friendly seaside town which 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 also very conveniently placed!

To reach the property proceed out of Grange in the direction of Allithwaite. Proceed past the Fire Station and turn left just past the Playing Fields into Yew Tree Road. Drop down the hill and Seacroft, is directly in front of you.

What3words: describes.rider.marriage

Accommodation (with approximate measurements)

Hallway

Lounge 17' 3" x 11' 0" (5.28m x 3.37m) into bay

Dining Room 11' 0" x 10' 10" (3.35m x 3.3m)

Balcony 12' 5" x 4' 9" (3.78m x 1.45m)

Kitchen 8' 2" x 7' 5" (2.49m x 2.26m) plus Pantry

Pantry

Bedroom 1 12' 9" x 10' 3" (3.89m x 3.12m)

Bedroom 2 9' 9" x 9' 9" (2.97m x 2.97m)

Bathroom 8' 3" x 6' 7" (2.51m x 2.01m)

Shower Room 6' 1" x 2' 7" (1.87m x 0.80m)

WC

Lower Ground Floor

Utility Room/WC 8' 3" x 4' 6" (2.51m x 1.37m) plus cupboard

Day Room 10' 3" x 8' 3" (3.12m x 2.51m)

Conservatory 8' 10" x 8' 5" (2.69m x 2.57m)

Undercroft Room 1 11' 0" x 8' 5" (3.35m x 2.57m)

Undercroft Room 2 17' 6" x 9' 5" (5.33m x 2.87m)

Undercroft Room 3 10' 4" x 5' 6" (3.15m x 1.68m)

Single Garage

Greenhouse

2 x Garden Sheds

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.

Viewings: Strictly by appointment with Hackney & Leigh.



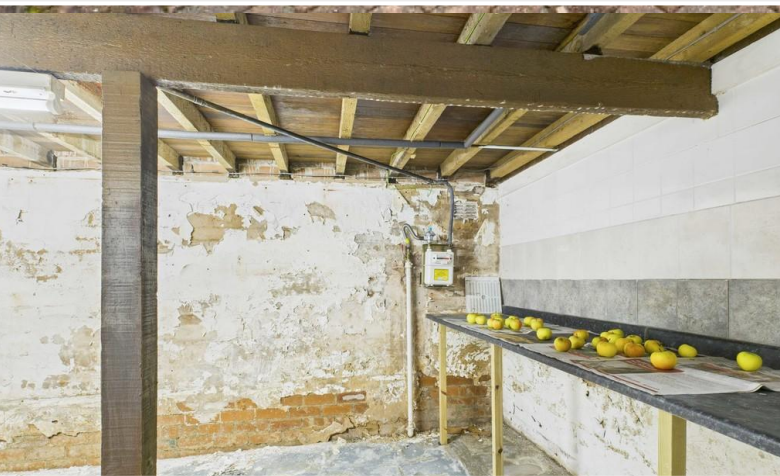
Balcony and View



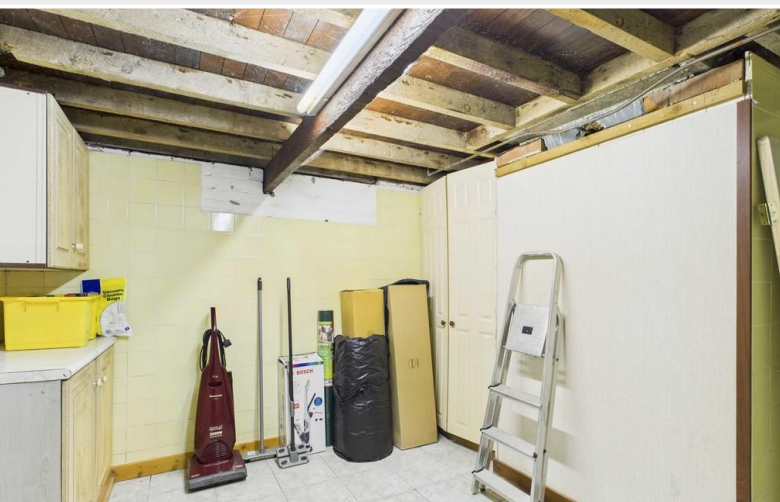
Rear Garden



Garage and Parking



Undercroft Room 3



Undercroft Room 1

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 £1100 - £1200 per calendar month subject to some upgrading. For further information and our terms and conditions please contact the Office.

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Meet the Team

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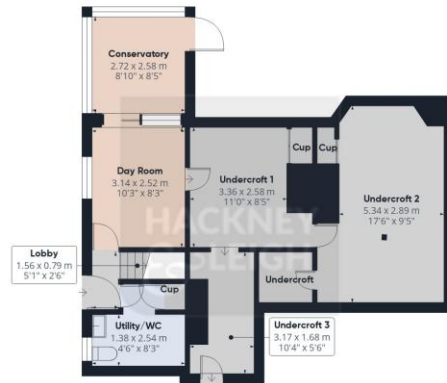


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Floor 0



Floor 1

Approximate total area^m

132 m²

1417 ft²

Balconies and terraces

5.5 m²

59 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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