



Grange-over-Sands

£560,000

Apsley, 65 Kirkhead Road, Grange-over-Sands, Cumbria, LA11 7DD

Located on the edge of the picturesque town of Grange-over-Sands, this beautifully presented 4-5 Bedroom Detached Bungalow combines the charm of countryside living with easy access to the amenities of the Town and commuting via the M6 or train. This delightful, versatile property offers an exceptional blend of comfort and style, plus breathtaking views towards Morecambe Bay at the rear. Boasting 3 spacious Reception rooms and 4-5 Bedrooms (2 En-Suite), immaculate well tended gardens to the front and rear, this home is perfect for both relaxed family living and entertaining guests making it an ideal home for those seeking peace, space and spectacular scenery.

Quick Overview

Lovely country outlook to the rear aspect
Detached Bungalow
4 Bedrooms (2 En-Suite)
3 Reception Rooms
Garage and Parking
Well presented and tastefully decorated
Attractive well maintained Gardens
Gas central heating
Kents Bank Railway Station close within walking distance
Ultrafast Broadband



4



3



3



D



Ultrafast
Broadband



Garage and
Parking

Property Reference: G3213



External Back



Entrance Hall



Kitchen



Kitchen

Description The uPVC, double glazed entrance door leads into the spacious and welcoming Hallway with stairs to First Floor, under stairs storage cupboard and doors to all Ground Floor rooms.

From the Hall, a glazed and leaded door leads into a light and bright Dining Kitchen with slate effect flooring. The Dining Area has a recessed fireplace and leads directly in to the Kitchen where there is an attractive range of cream base cabinets with chrome handles, soft closing doors, complimentary quartz effect worktops and inset 1½ bowl sink. Built in Bosch double oven and 5 ring gas hob with brushed stainless steel and glass cooker hood over and integrated dishwasher. Superb central island with integrated fridge and freezer and incorporating 2 seater breakfast bar. uPVC double glazed bi-folding doors give access to the paved Terrace which brings the outside in! Lovely private aspect over the Garden and fields beyond to Morecambe Bay in the distance. An arch leads to the Lounge area from both the Kitchen and the Dining Area. The Lounge Area has a continuation of slate effect flooring, mock beam and an attractive stone and grey painted brick fireplace with oak effect beam, slate hearth and Flavel wood burning stove. uPVC, double glazed, double doors with side windows and 2 steps down lead in to the fabulous Garden room. A splendid room with uPVC double glazed windows, ceramic tiled floor, patio doors and superb outlook into the Garden and far reaching views across Morecambe Bay.

Off the Hallway there is a door to an Inner Hall with access to Bedrooms 1 and 2. Bedroom 1 is a well proportioned double room with a delightful outlook into the Garden over open countryside towards Morecambe Bay. Recessed wardrobe and door to En-Suite Shower Room, having 3 piece white suite comprising tiled, double shower enclosure, wash hand basin and WC. Chrome ladder style radiator. Bedroom 2 is also a double room with fitted wardrobes, Velux window with blind and door to En-Suite Bathroom. There is a 3 piece white suite with gold effect accessories comprising bath with pine bath panel and gold effect Victorian style shower attachments, wash hand basin and WC. Bedroom 3 is a cosy double room with front aspect and walk in wardrobe. Bedroom/Office with front aspect, half glazed door to side Porch with uPVC, half glazed door to side pathway and opening to Boiler Room. Bathroom having a 3 piece white suite, comprising bath with painted panel and shower over, wash hand basin and WC. Part tiled walls and airing cupboard housing the hot water cylinder, water pressure system and space and plumbing for a washer-dryer.

From the Entrance Hall, stairs lead to the First Floor Landing with Velux window. Attic double Bedroom 4 has a Velux window with blind, under eaves wardrobe and some limited head height. Small door leads to over Garage storage space. The other Attic Room, versatile as a small Bedroom/Play Room/Hobbies Room etc - with floored under eaves storage and Velux window with blind.

Attached Garage with up and over door, power, light and water taps. Parking, easily for 3-4 cars on the paved and brick Parking



Lounge



Garden Room



Dining Area



Bedroom 1



Bedroom 2



Bedroom 3

area. The rear, South West facing Garden has hedged borders and is laid to lawn with small fruit trees on one side. There are super paved Patio areas, one with a pergola and awning ideal for al fresco dining whatever the weather! In addition to this there is a raised paved Terrace from the Kitchen - with super remote controlled electric awning - which is ideal for 'drinks' admiring the fabulous views. The front Garden has a small lawn area with attractive planted borders which provide a profusion of colour and fruit beds.

Location Located in the popular area of Kirkhead Road approx 2 miles from the Town Centre of Grange and half a mile from Kents Bank Station. Grange over Sands is well served by amenities such as Medical Centre, Library, Post Office, excellent Primary School, Railway Station, shops, chemists, cafes and tea rooms. The picturesque, mile long, level Edwardian Promenade and Bandstand with Ornamental Gardens are both highly regarded. Approximately 20 minutes from the M6 Motorway and the base of Lake Windermere for many south lakes attractions. Cartmel Village is also just 5 minutes away with the historic Priory church and fabulous eateries including L'Enclume and the famous steeplechase meetings throughout the year.

From the Main Street proceed up the hill and turn left at the mini roundabout, proceed along the Esplanade in the direction of Allithwaite. Just before entering Allithwaite Village turn left into Kirkhead Road and 65 Kirkhead Road is shortly on the right hand side.

What3words - <https://what3words.com/tabs.crouch.rocket>

Accommodation (with approximate measurements)

Entrance Hall

Dining Area 14' 11" x 11' 6" (4.55m x 3.53m)

Kitchen 13' 8" x 11' 11" (4.18m x 3.65m)

Lounge 18' 1" x 10' 11" (5.53m x 3.33m)

Garden Room 19' 1" x 11' 5" (5.84m x 3.48m)

Inner Hall

Bedroom 1 12' 1" x 10' 10" (3.70m x 3.32m) exc wardrobe

En-Suite Shower Room

Bedroom 2 14' 2" x 11' 8" (4.32m x 3.56m)

En-Suite Bathroom

Bedroom 3 10' 11" x 10' 9" (3.33m x 3.28m)

Office/Occasional Bedroom 14' 7" x 10' 11" (4.44m x 3.33m)

Bathroom

First Floor

Bedroom 4 16' 8" x 14' 2" max (5.08m x 4.32m max)

Bedroom 5/Play Room/Dressing Room 15' 1" max x 10' 6" max (4.6m max x 3.2m max)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band F - Westmorland and Furness Council.



Bedroom 1



Bedroom 5



Rear Patio



External

- **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 £1500 - £1600 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).

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@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



Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015395 32301** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

Kirkhead Road, Grange-Over-Sands, LA11



Approximate Area = 2011 sq ft / 186.8 sq m

Limited Use Area (s) = 278 sq ft / 25.8 sq m

Garage = 119 sq ft / 11 sq m

Total = 2408 sq ft / 223.6 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1318752

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/07/2025.

Request a Viewing Online or Call 015395 32301