



3 Mayfield Terrace, Grange-Over-Sands
£450,000



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Enjoying stunning panoramic views across Morecambe Bay this charming four/five bedroom period home in Grange-over-Sands offers a rare combination of space, character, and versatility. Formerly a successful bed and breakfast, it is equally well suited as a spacious family home, ideally located within walking distance of the promenade, local shops, schools and transport links.

The accommodation spans four floors and is beautifully presented throughout. The lower ground floor features a stylish modern kitchen with central island and integrated appliances, a dining room, conservatory, utility room and cloakroom. The ground floor offers a generous sitting room with bay window and feature fireplace, along with a lovely double bedroom with en suite shower room. Two further double bedrooms, both with en suite shower rooms, a contemporary family bathroom and an office/fifth bedroom are found on the first floor, with an additional double bedroom on the top floor, perfect for guests.

Outside, the terraced rear decked area offers private seating area ideal for entertaining complete with a timber shed housing a wood fired pizza oven. To the rear there is off road parking for two vehicles. Combining period charm, modern comfort and spectacular views, this delightful home captures the very best of coastal living in the heart of Grange-over-Sands.

SERVICES: Mains electric, mains gas, mains water, mains drainage.

EPC RATING: C

COUNCIL TAX BAND: A *We are informed by the seller that the property is currently banded A as is registered as a Bed and Breakfast and therefore claims small business rate relief.*

TENURE: FREEHOLD

IDENTIFICATION CHECKS: Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





HALLWAY 6' 6" x 10' 8" (1.97m x 3.25m)

SITTING ROOM 13' 6" x 13' 3" (4.12m x 4.04m)

BEDROOM 12' 0" x 13' 11" (3.66m x 4.23m)

EN SUITE 6' 2" x 7' 1" (1.87m x 2.15m)

LOWER GROUND FLOOR

KITCHEN 13' 4" x 12' 11" (4.06m x 3.93m)

DINING ROOM 12' 10" x 13' 2" (3.92m x 4.02m)

CONSERVATORY 17' 0" x 11' 0" (5.17m x 3.36m)

WC 4' 10" x 5' 1" (1.47m x 1.54m)

UTILITY ROOM 5' 9" x 10' 0" (1.75m x 3.04m)

FIRST FLOOR

BEDROOM 11' 0" x 13' 6" (3.36m x 4.12m)

EN SUITE 5' 0" x 2' 4" (1.53m x 0.71m)

BEDROOM 12' 11" x 8' 8" (3.94m x 2.64m)

EN SUITE 4' 11" x 2' 3" (1.50m x 0.68m)

OFFICE / BEDROOM 8' 5" x 9' 8" (2.57m x 2.95m)

BATHROOM 6' 6" x 7' 1" (1.99m x 2.15m)

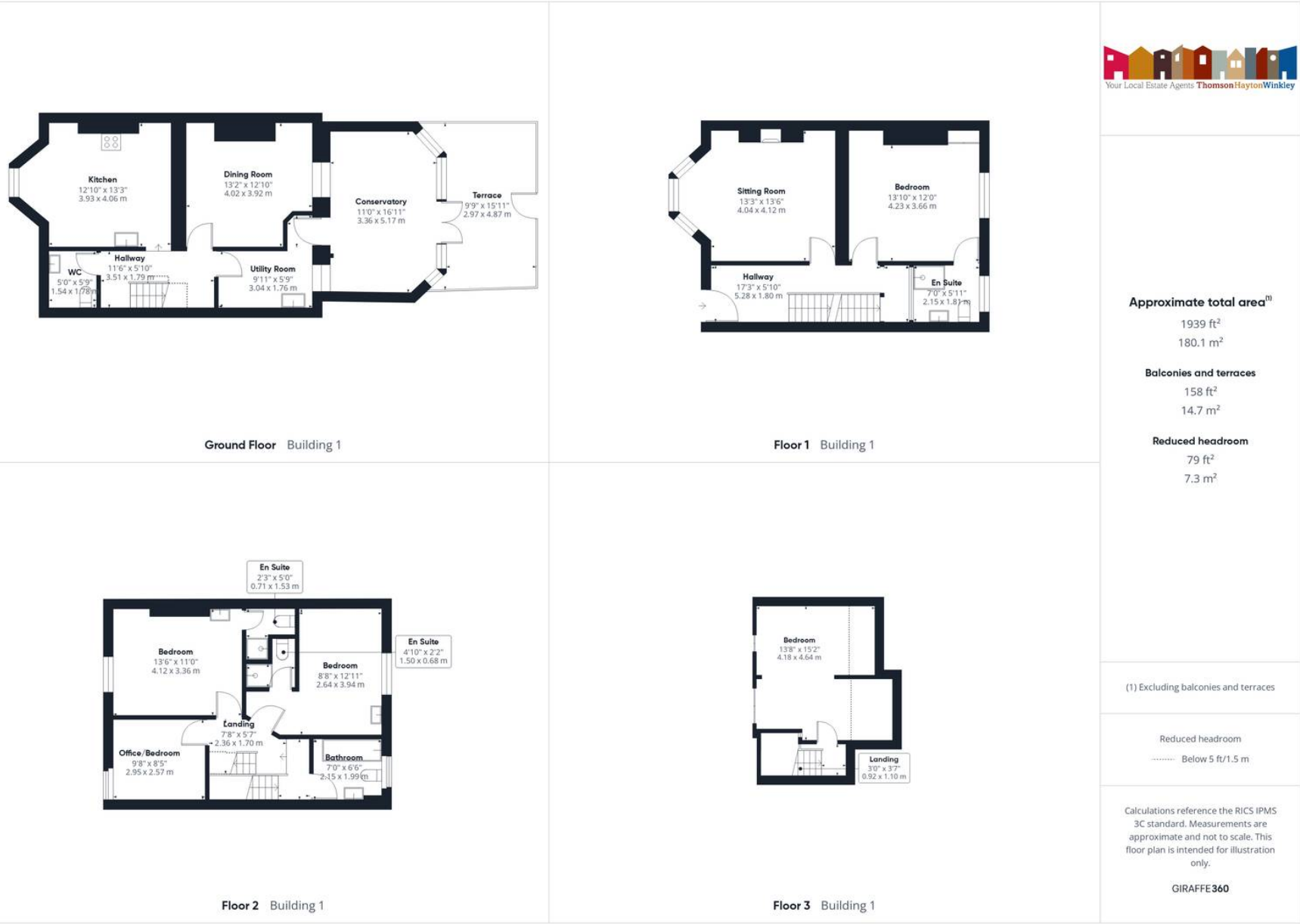
SECOND FLOOR

BEDROOM 15' 3" x 13' 9" (4.64m x 4.18m)

- Stunning, panoramic bay views to the rear
- Fabulous modern kitchen with island and integrated appliances
- Off road parking for two vehicles to the rear
- Charming period solid stone mid terrace family home
- Gas central heating and double glazing
- Inviting sitting room with feature fireplace, dining room and conservatory
- Terraced garden with a timber shed complete with wood fired pizza oven, paved patio to the front
- Well presented throughout, offering substantial living accommodation
- Four double bedrooms, three with modern en suite shower facilities
- Contemporary family bathroom, cloakroom and utility room



Leave Grange in the direction of Allithwaite. Proceed along Kents Bank Road and 3 Mayfield Terrace is on the left just before the left turn in to Thornfield Road. **WHAT3WORDS:**paintings.jetliner.caskets



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