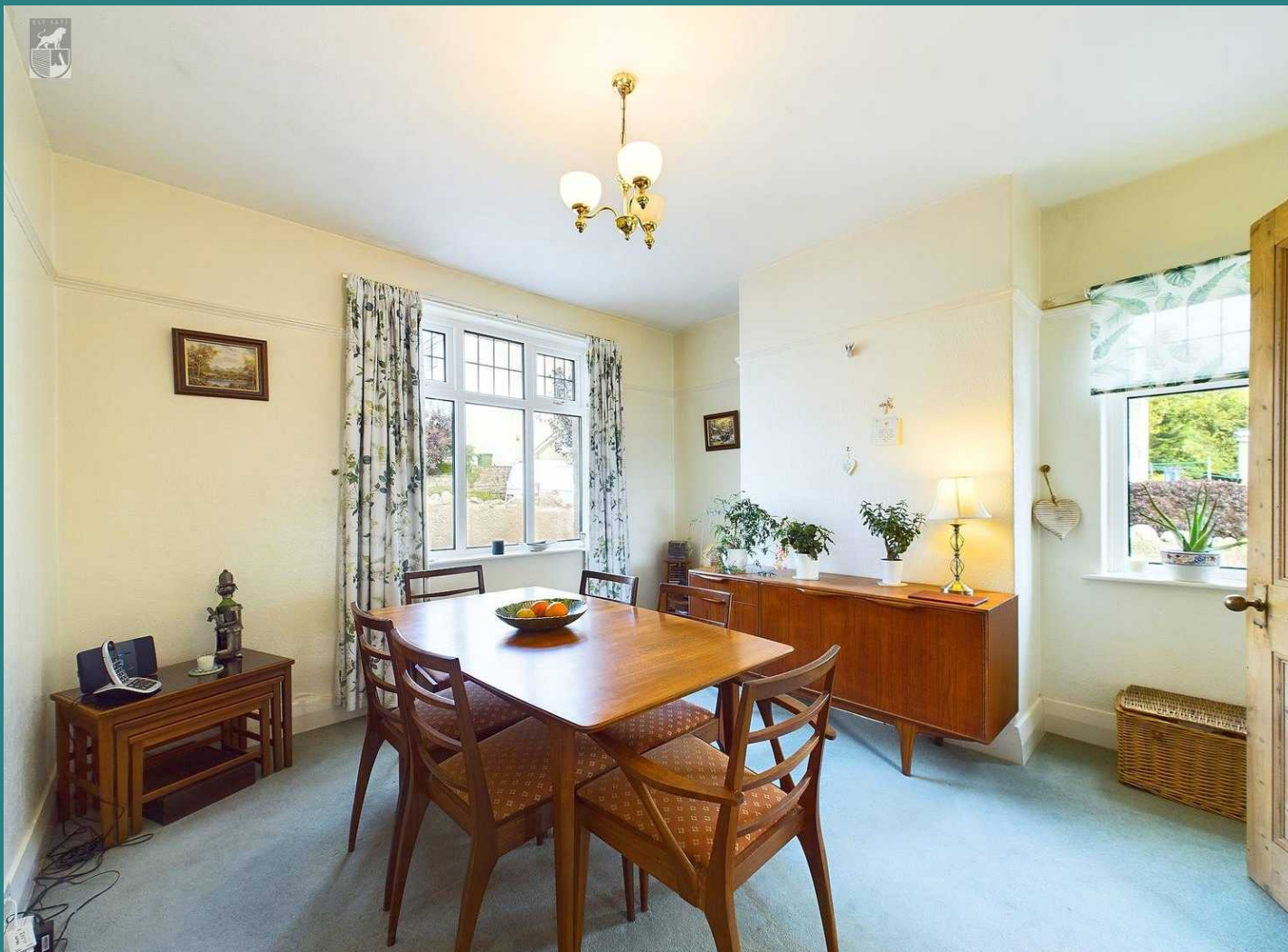




Maggiore Thornfield Road, Grange-Over-Sands  
£350,000





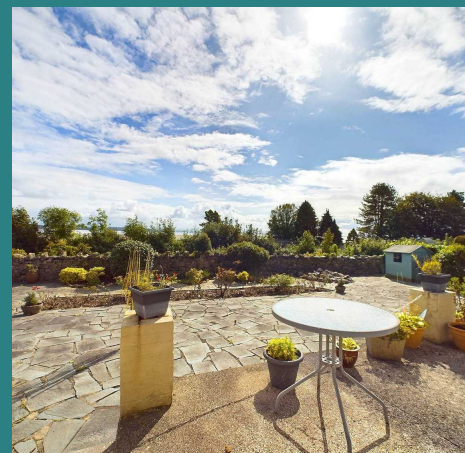
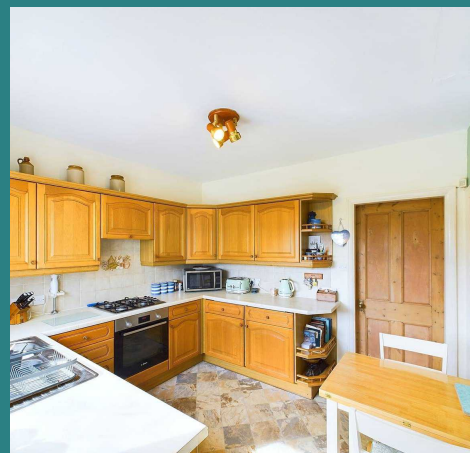
## Maggiore Thornfield Road

### Grange-Over-Sands

This unique and individually designed two-bedroom detached house offers a rare opportunity to own a characterful property within a stone's throw of the Edwardian coastal centre of Grange. Dating back to the 1920s, this home boasts distinctive features such as an elegant staircase, original stained glass windows, high ceilings with picture rails that exude a sense of timeless charm. The living room captures stunning bay views, creating the perfect place to relax and unwind. The property also offers a kitchen with bay views, as well as the sunroom, separate dining room, inner hallway, ground floor w.c and boiler store, providing ample space for comfortable yet modern living.

There are two generously sized double bedrooms, with additional access to eaves storage, which could easily be incorporated to create additional living space or en-suite shower room, (subject to planning permissions,) complemented by a three-piece bathroom suite.

An elegant and well spaced property offering a blend of period features and contemporary comforts, this property presents a unique opportunity to enjoy a sought-after location within a substantial plot with vast potential. The spacious plot provides a canvas for your outdoor vision, potential for extension (subject to planning) and the beauty of head of cul-de-sac location and the bay views create a unique property ready for those looking to retire, expand or convert.



Heading out from along the Esplanade onto Park Road, passing the fire on your right and the doctors surgery on your left, turn onto Thornfield road and the property can be found at the head of the Cul-De-Sac.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

### Living room

16' 9" x 11' 9" (5.11m x 3.58m)

Bay fronted room with additional side window, Direct views towards Morecambe Bay, neutral soft grey décor with ample space for furnishings. Including a featured stone inset fireplace.

### Kitchen

9' 3" x 10' 8" (2.82m x 3.25m)

Large windows with bay views, wooden style units, marble style worktops, sink/drainer, marble effect flooring. Access to the panty and sunroom. Electric oven, gas hob with extractor fan and plumbing for a washing machine.

### Dining room

11' 9" x 11' 10" (3.58m x 3.61m)

Dual aspect windows, neutral décor with the room directly accessing the kitchen.

### Sun Room

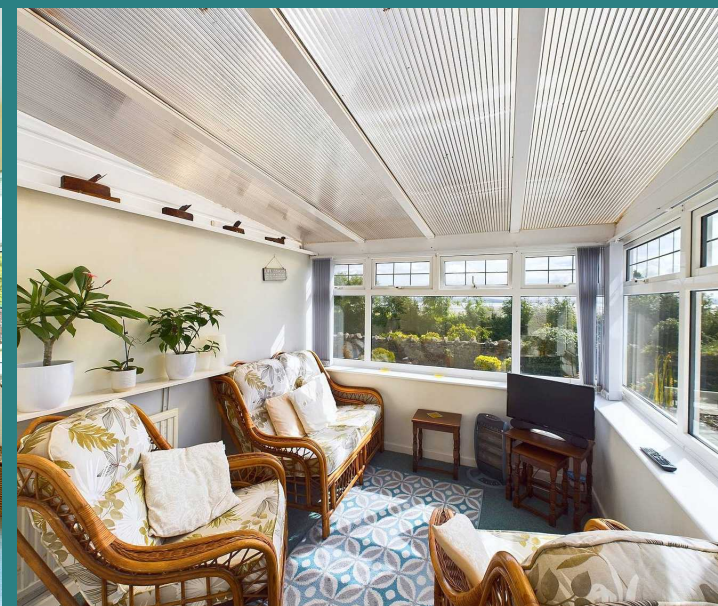
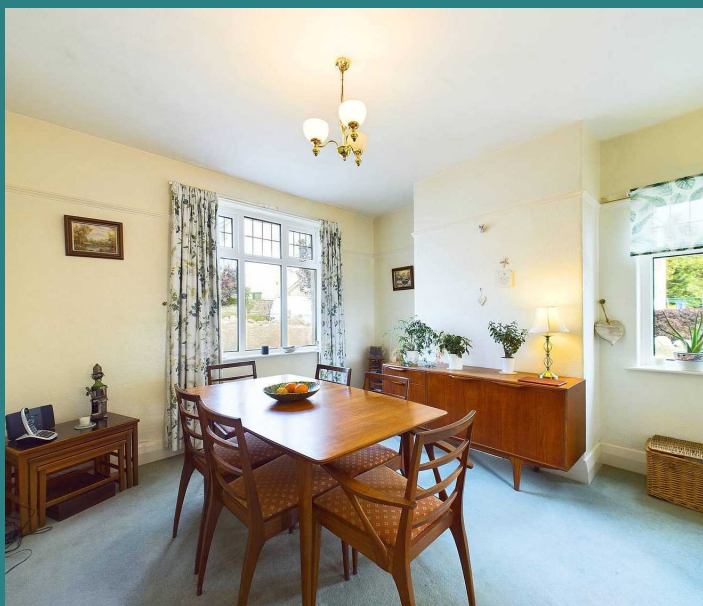
9' 1" x 8' 3" (2.77m x 2.51m)

The ideal space to enjoy the bay views. Access from the kitchen, natural décor to the lower walls. Garden access and further access to boiler storeroom.

### Boiler Room

5' 6" x 4' 0" (1.68m x 1.22m)

Space for storage and the boiler is located here.





### Hallway / Entrance

19' 3" x 5' 9" (5.87m x 1.75m)

Natural décor with original picture rails, elegant central 1920s style staircase with under storage, including an original strained glass entry doorway and front facing window. .

### W.C

5' 5" x 2' 10" (1.65m x 0.86m)

Conveniently located to the end of the entrance hallway. Neutral décor and flooring, rear facing obscured window.

### Bedroom One

12' 10" x 12' 0" (3.91m x 3.66m)

Double in size, neutral décor and space for wardrobes. Including a pull out doorway with access to eaves storage. Distant side view towards the bay.

### Bathroom

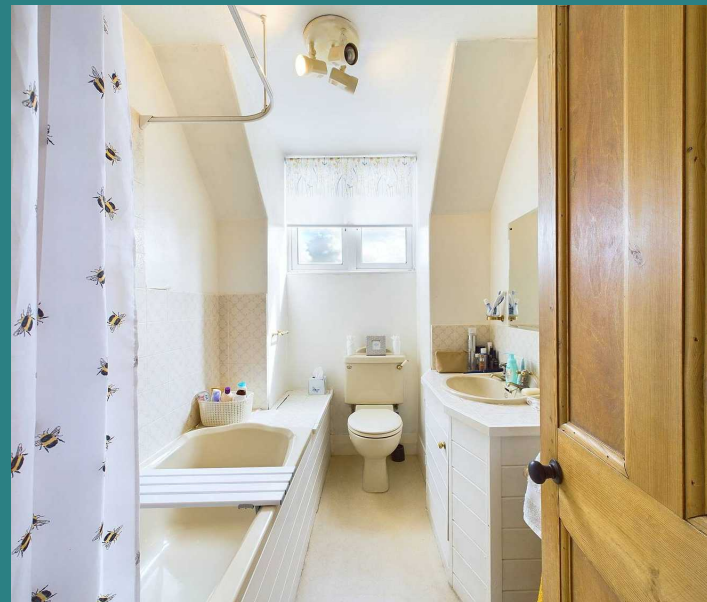
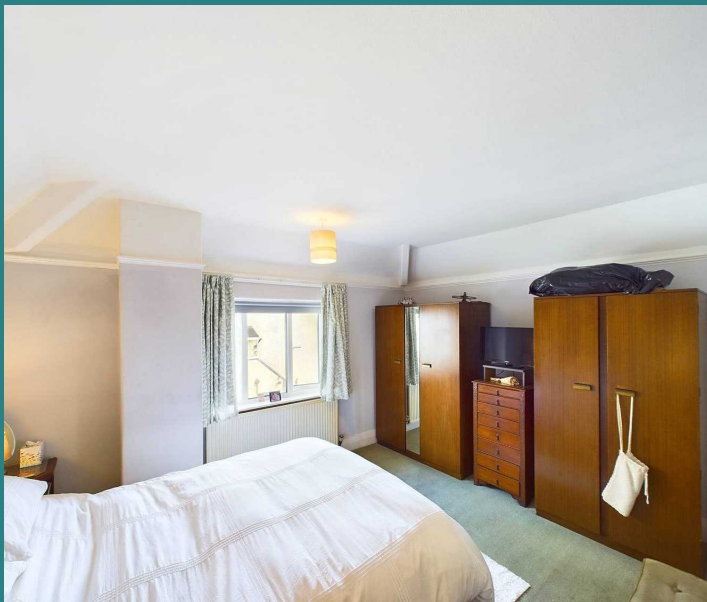
8' 0" x 5' 11" (2.44m x 1.80m)

Bath with shower above, W.C and hand basin. Party tiled and benefitting from neutral décor.

### Bedroom Two

12' 11" x 10' 2" (3.94m x 3.10m)

Double in size, neutral décor. Large windows and an original cast iron feature fireplace.



### Landing

9' 9" x 5' 6" (2.97m x 1.68m)

Original front facing singled glazed stained glass windows and double storage cupboard to the top of the staircase.

### Eaves Storage

3' 11" x 11' 9" (1.19m x 3.58m)

Eaves storage area, currently used as a single room, neutral décor and the space is fitted with a roof light.

## GARDEN

The gated driveway and carport offer secure parking solutions. Outside, the generously spaced plot features bay views at the rear, low maintenance paved grounds with planting beds and a drystone wall which backs onto the railways tracks with views towards the Bay beyond. The gated driveway provides secure parking along with a convenient carport.

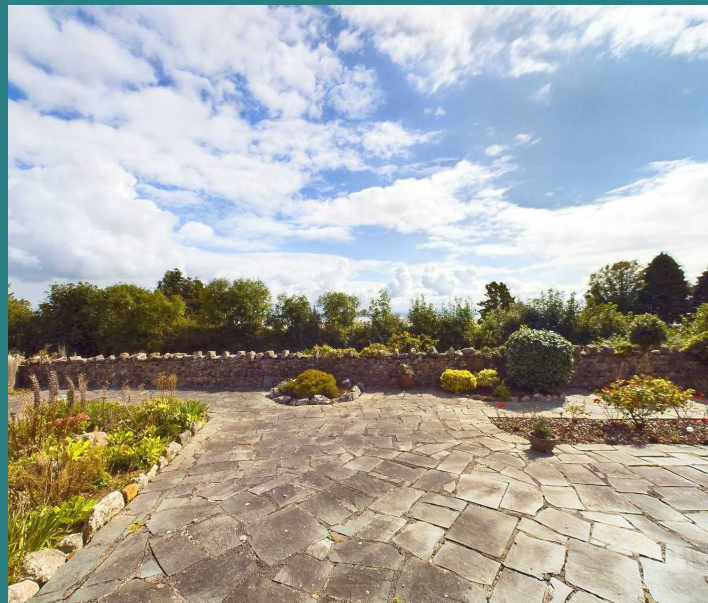
### Car port

1 Parking Space

### Driveway

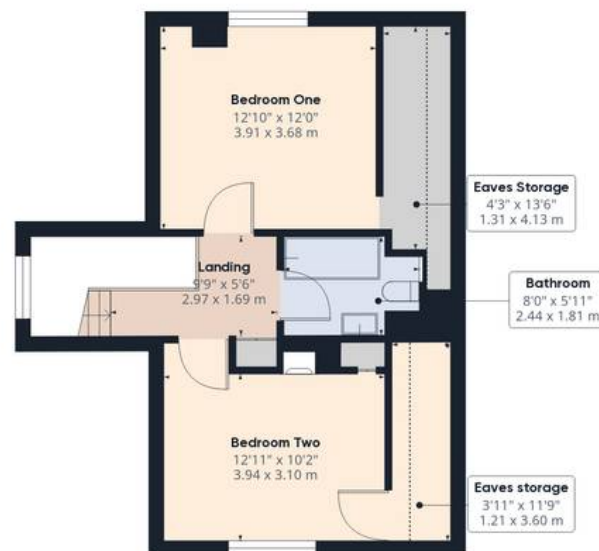
1 Parking Space

SERVICES: electric, gas, mains water and drainage, water meter, broadband (cable)





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1162.72 ft<sup>2</sup>  
108.02 m<sup>2</sup>

**Reduced headroom**

49.3 ft<sup>2</sup>  
4.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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