



3 Priory Lane, Grange-Over-Sands

Guide Price £525,000





## Priory Lodge, Priory Lane

### Grange-Over-Sands

This attractive detached house, a former coach house steeped in history and character, presents a unique opportunity within the sought-after location of Kents Bank. Built in 1892, this property offers endless potential, awaiting a touch of modernisation and upgrading to transform it into the ideal family home.

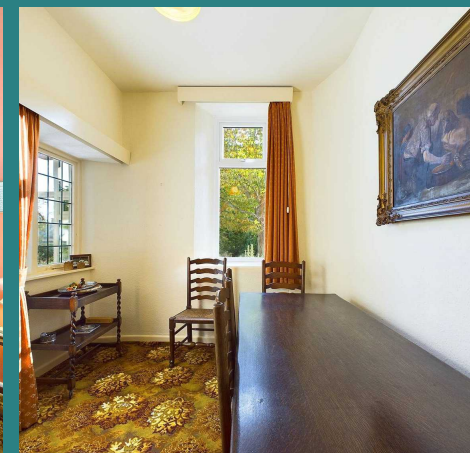
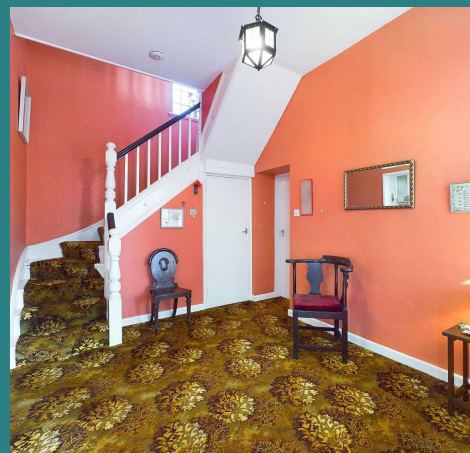
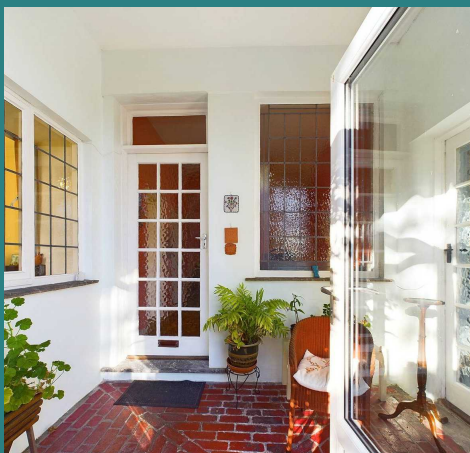
Within 3 minutes walking distance of Kents Bank train station, connecting mainline train links to Lancaster, Preston and Manchester. Walking access to the promenade bayside walk where you can take in estuary views and walk into Grange over Sands within 20 minutes. This ideal family home is also within catchment of a highly regarded primary schools and Cartmel Priory secondary school. Services; Mains drainage, electric services only - no gas. Mains water and power.

Heading from - The Esplanade, Grange-over-Sands, UK Head southwest on The Esplanade/B5277 toward Cross St, Continue to follow B5277. Turn left onto Carter Rd, turn right onto Kentsford Rd, turn right onto Priory Ln and the destination will be on the right. Arrive: Priory Lane, Grange-over-Sands LA11 7BH, UK Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:



## ENTRY

9' 1" x 7' 1" (2.76m x 2.15m)

The entrance porch includes stone brickwork flooring. Neutral décor, side doorway into the living room. Hallway entrance doorway and original leaded glass windows into the entrance hallway and dining room.

## HALLWAY

9' 0" x 11' 3" (2.74m x 3.42m)

Inner hallway leaded glass windows, terracotta décor and feature pendant lighting.

## W.C

6' 1" x 2' 5" (1.85m x 0.74m)

## LIVING ROOM

16' 0" x 19' 7" (4.88m x 5.97m)

Triple aspect room with large garden facing windows. Neutral décor, focal fireplace with electric fire, tiled surround, generously spaced room and wraparound access through the porch into the hallway.

## DINING ROOM

8' 1" x 11' 2" (2.46m x 3.40m)

Dual aspect room with high ceilings, featured lighting and neutral décor and a wall mounted electric fire. Ideal subject to planning consents to open through into the kitchen/sunroom.

## KITCHEN

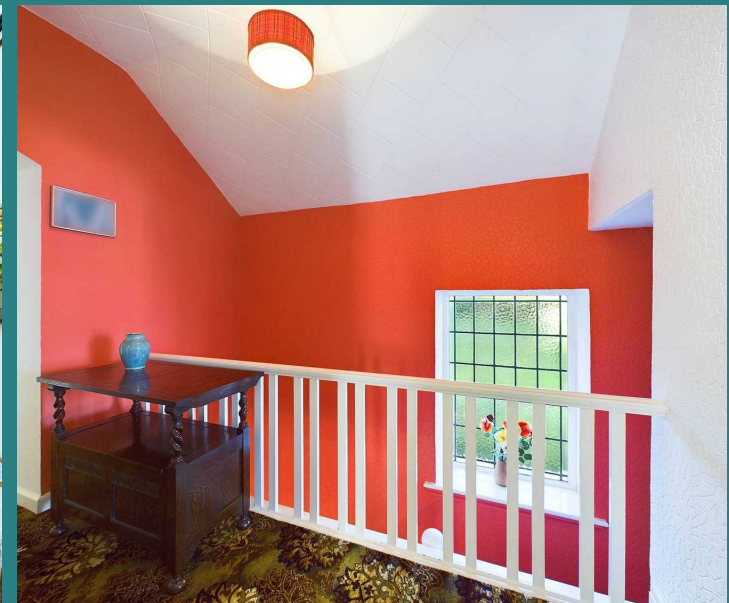
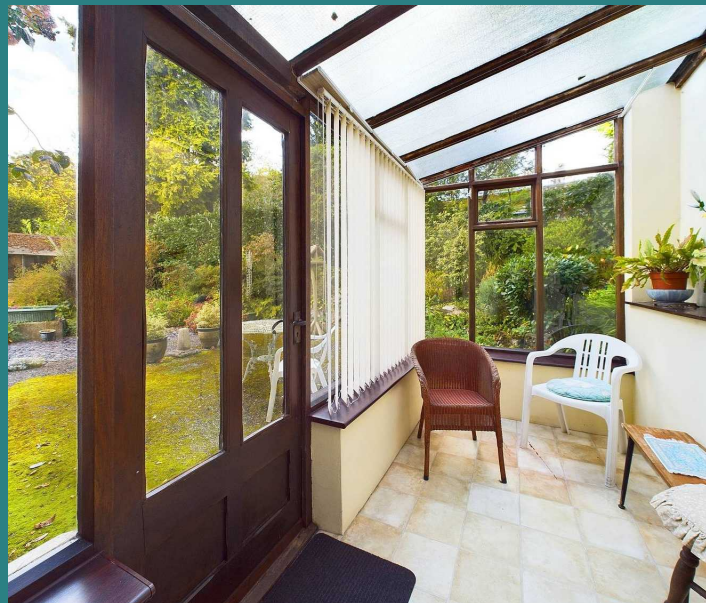
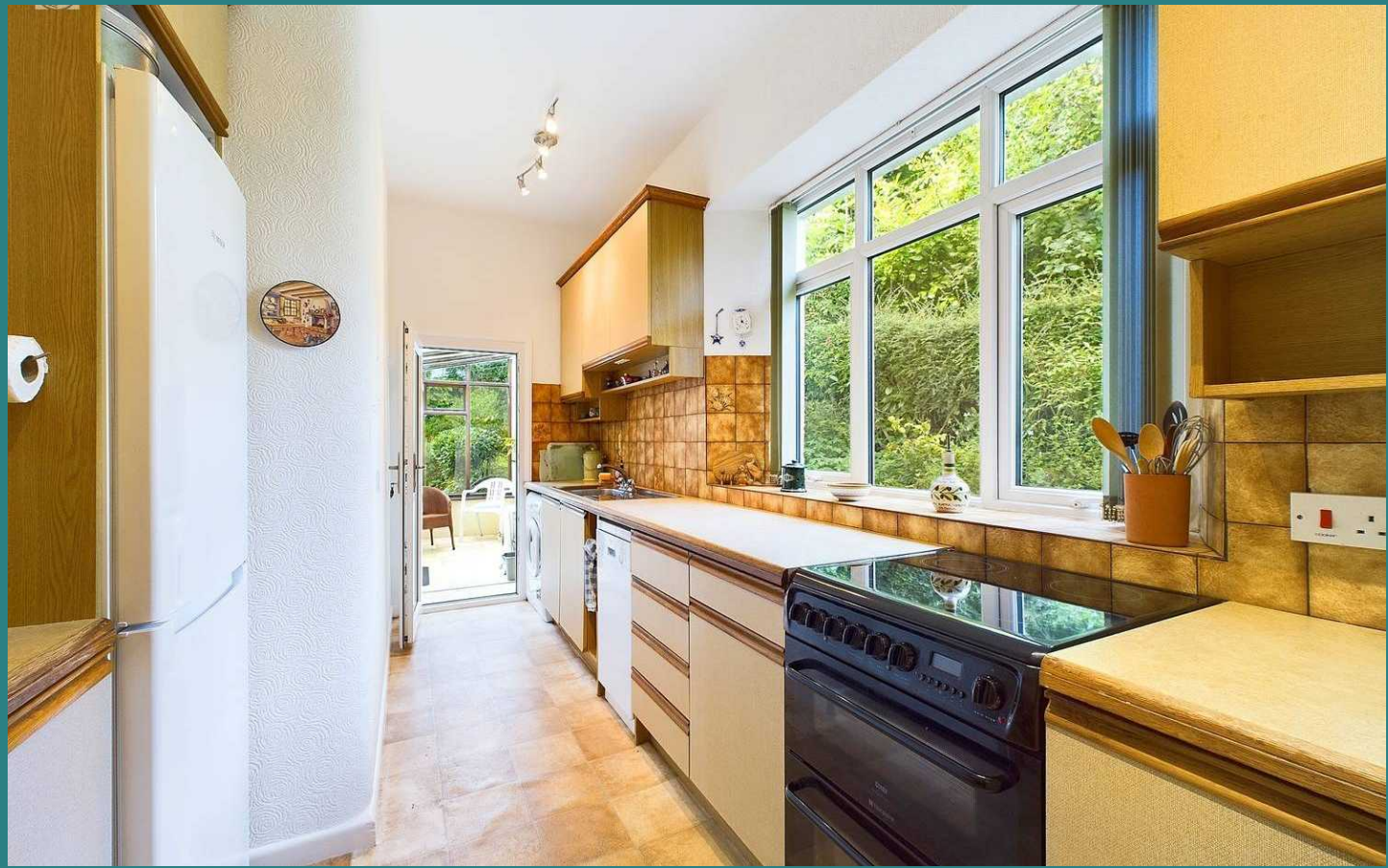
16' 0" x 8' 0" (4.88m x 2.44m)

Traditional style wall and base units, plumbing for a dishwasher, washing machine. Space for a freestanding cooker, fridge freezer. Sink/drain, rear garden views with access into the sunroom. Vast potential to convert into the dining room and garage.

## SUNROOM

10' 4" x 4' 11" (3.16m x 1.50m)

Sunroom with French-door access to the side garden. Painted woodwork, neutral décor and vinyl flooring.





#### LANDING

20' 10" x 3' 1" (6.34m x 0.93m)

Galleried landing with original feature staircase and stained glass windows.

#### BEDROOM ONE

16' 2" x 19' 7" (4.94m x 5.98m)

Dual aspect windows featuring views across Morecambe Bay. Spacious room with neutral décor and pendant lighting.

#### BEDROOM TWO

16' 0" x 11' 7" (4.87m x 3.54m)

Spacious in size, fitted inbuilt wardrobes. Dual aspect windows, neutral décor/ carpets.

#### BEDROOM THREE

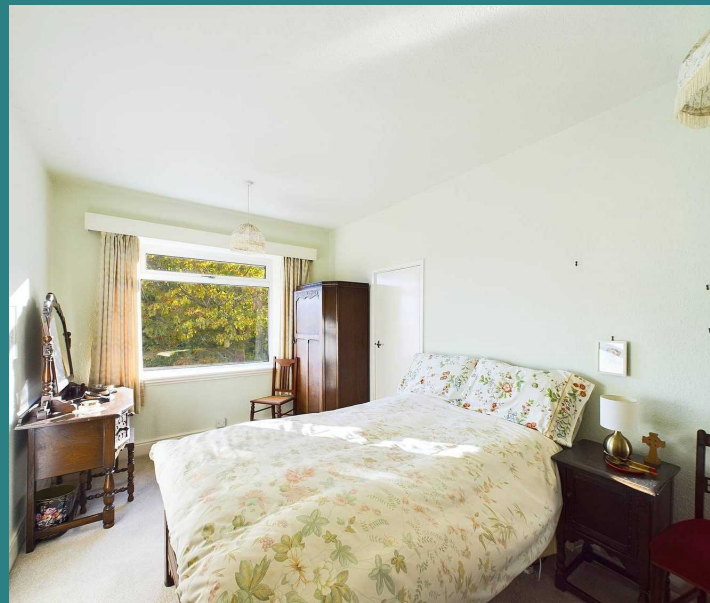
9'2" x 14'3" (2.79m x 4.34m)

Spacious in size, fitted inbuilt wardrobes.

#### GARAGE

7' 7" x 14' 8" (2.31m x 4.48m)

Integrated garage with power and light/ electrical roller garage doorway with key fob entry.



## GARDEN

Outside the sweeping gated driveway welcomes you to the property, providing ample space for off-road parking, along with a garage, conveniently fitted with an electric entry door power and light. The extensive grounds surrounding the property offer a beautiful setting to explore and enjoy outdoor activities, with a range of setting areas, established rockery, including an outside store and lawn with boundary planting /trees providing much privacy. Don't miss out on the chance to own this piece of history with the potential to be transformed into a modern family home within the picturesque location of Kents Bank, Grange over Sands.

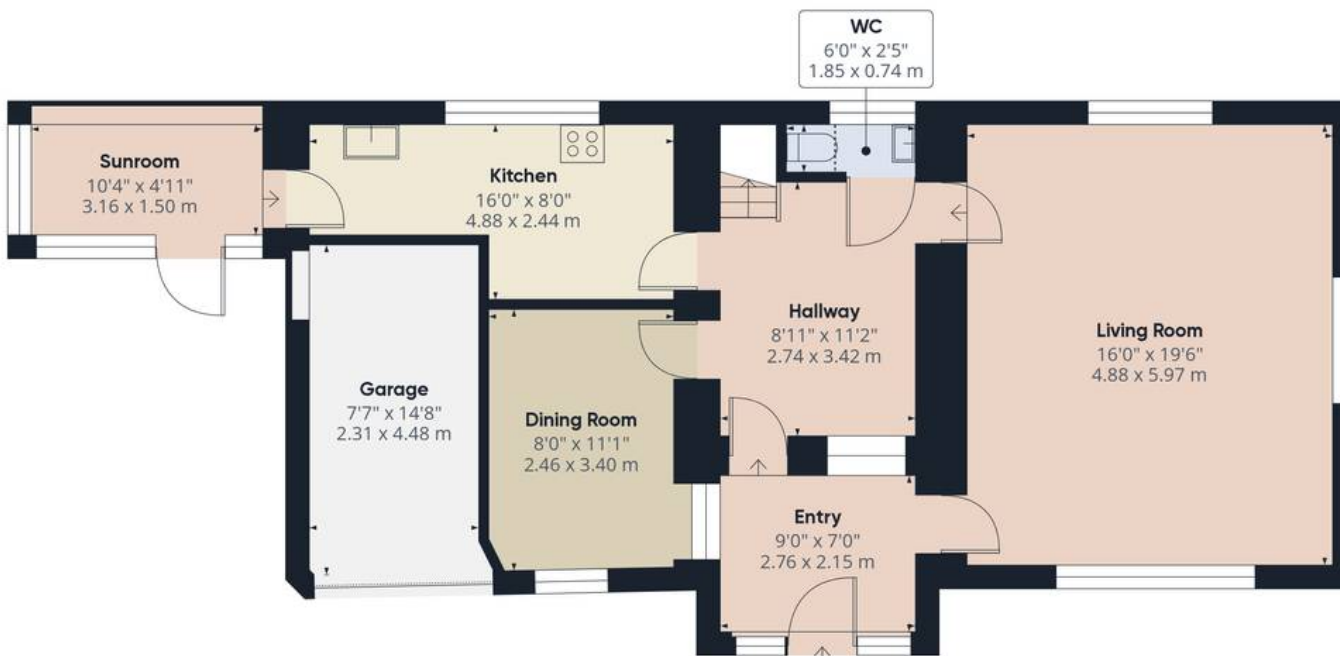
### Driveway

5 Parking Spaces

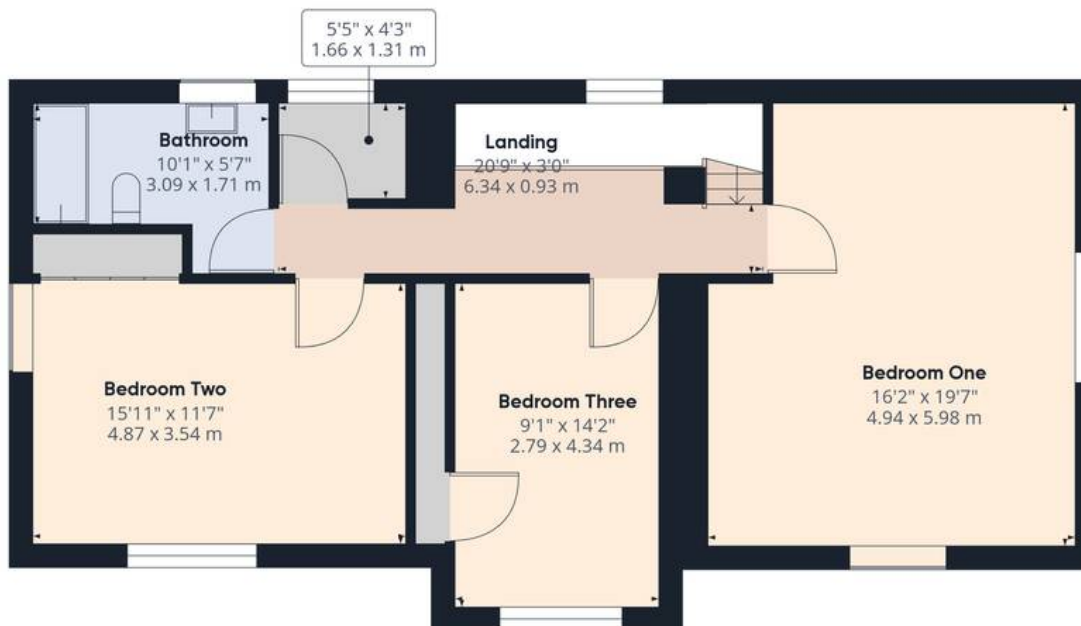
### Garage

Single internal Garage





Ground Floor



Floor 1

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

1737.08 ft<sup>2</sup>

161.38 m<sup>2</sup>

**Reduced headroom**

4.95 ft<sup>2</sup>

0.46 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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