



The Grange Melbourne Avenue, Eastriggs - DG12 6PJ

Offers Over £325,000





## The Grange, Eastriggs, DG12 6PJ

- Spacious and versatile four bedroom detached former farmhouse
- Three reception rooms
- Large kitchen space with integrated appliances and breakfast bar
- Recently refurbished shower room on the ground floor
- Elevated position with lovely views of Cumbria
- Large driveway and single garage
- Extensive landscaped gardens with a variety of beautiful plants
- Oil fired central heating
- Requires modernising
- Sits in approximately 0.45 acres of grounds and gardens

Traditional four bedroom former farmhouse with extensive gardens, driveway and garage situated in the lovely village of Eastriggs.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





The Grange is a deceptively spacious four bedroom detached former farmhouse situated within a generous 0.45 acres of well landscaped gardens with exemplary views of Cumbria and the Bowness Wrath. The property has been in the family for several generations and is now offered for sale as a unique opportunity for someone to modernise and transform this wonderful property into a loving home.

The front door opens to a small vestibule before stepping into the welcoming hallway with stairs to the first floor and reception rooms to the left and right. The living room enjoys dual aspect with a large, bay window to the front elevation boasting lovely views of the garden and an open fire with scope to install a woodburning stove. On the opposite side of the house is a second reception room also featuring a bay window and feature fire play with the dining room conveniently located between the two reception rooms in the centre of the house. The hallway wraps around the dining room to provide access to the recently renovated downstairs shower room and kitchen. The shower room is fully tiled complete with walk-in shower with glass screen and rainwater head, WC, towel rail and wash hand basin. The kitchen, located at the rear of the property offers a great space for cooking and dining, featuring an integrated electric hob, double oven and dishwasher with solid floor and wall kitchen units and breakfast bar, both finished with a granite worktops.

There is a useful utility room off the kitchen with plumbing for white goods, additional fitted cabinets and a stainless steel drainer sink with mixer tap. The property benefits from oil fired central heating and is double glazed throughout. The boiler is approximately five years old.





The first floor comprises of four generous double bedrooms each with a range of fitted wardrobes to suit. The landing benefits from a storage cupboard and storage room with built-in shelving. The family bathroom is also fully tiled comprising of a bath, WC, wash hand basin, towel rail, mirror and corner unit. There is access from the landing to a partially boarded loft offering additional storage.

Externally, The Grange sits in approximately 0.45 acres of gardens and grounds with potential scope to develop at the bottom of the plot. The gardens are well maintained and landscaped with a beautiful variety of blooming plants and mature hedges. There is an open paved patio section with steps leading to the lower section of lawn. The gardens are primarily laid with grass. There is an extensive driveway offering ample parking and a single garage benefiting from electric doors with plenty of power sockets inside. At the rear of the property is an additional paved walled yard with back door access into the house and a shared yard which provides access to the rear of the property and garage as well as the oil tank. The property was fully rendered approximately 6 years ago and the roof was re-done before Covid-19.

It should also be noted that the commercial property behind the property is also for sale and for buyers who might interested in purchasing a home with business potential, please contact our office for further enquiries.















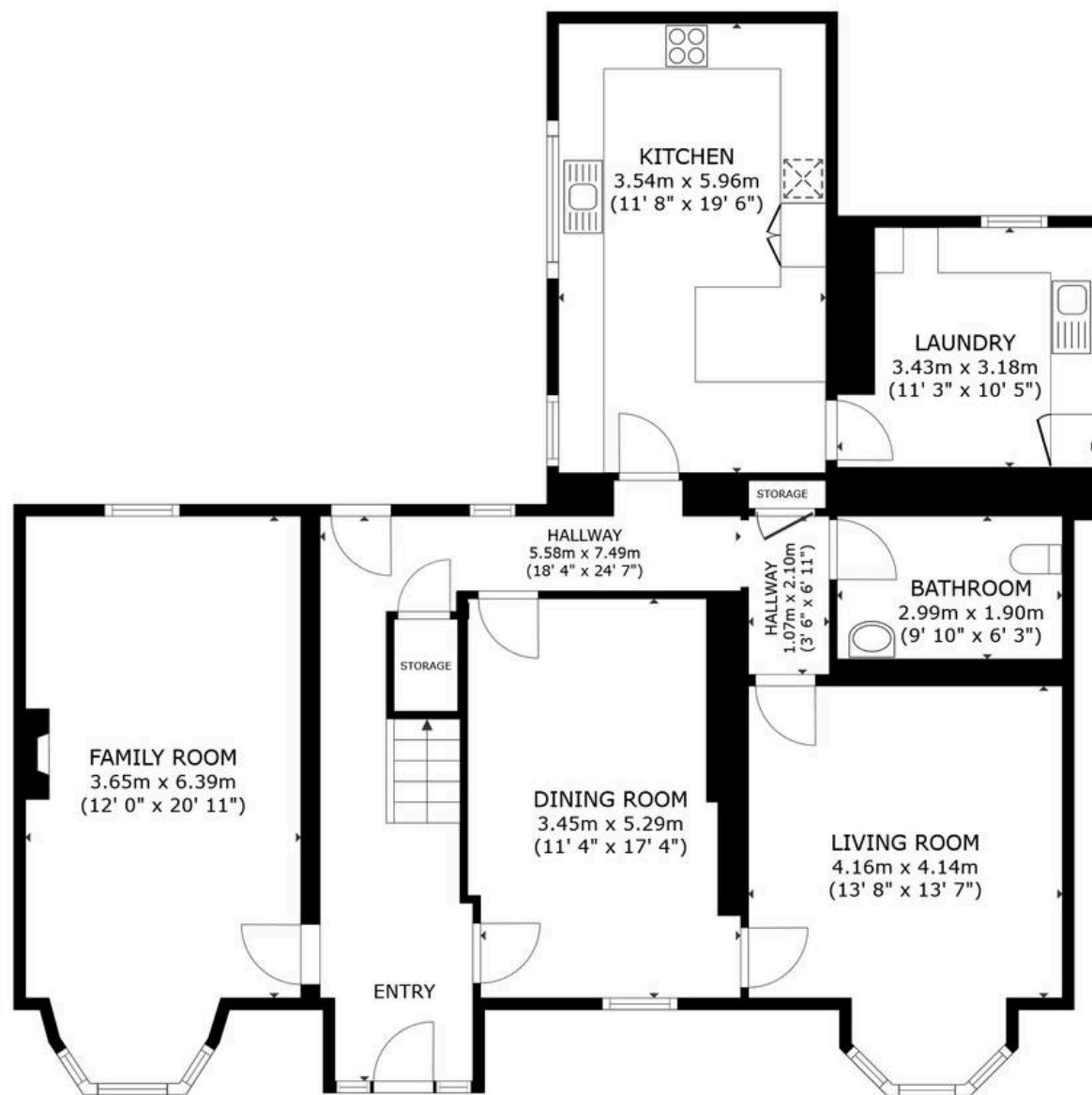








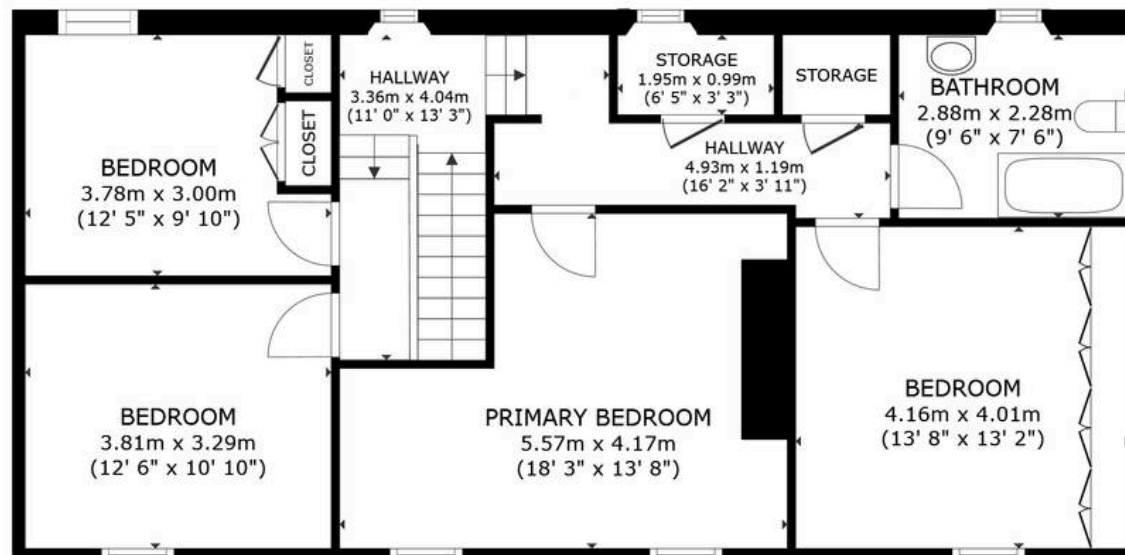




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 130.7 m<sup>2</sup> (1,407 sq.ft.) FLOOR 2 88.3 m<sup>2</sup> (950 sq.ft.)  
 TOTAL : 219.0 m<sup>2</sup> (2,357 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 130.7 m<sup>2</sup> (1,407 sq.ft.) FLOOR 2 88.3 m<sup>2</sup> (950 sq.ft.)  
 TOTAL : 219.0 m<sup>2</sup> (2,357 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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