



**ARNOLD  
GREENWOOD**



**20 Fell Cottages Grange Fell Road, Grange-Over-Sands – LA11 6AH**

**£399,999**

Grange-Over-Sands

## 20 Fell Cottages, Grange Fell Road

### Grange-Over-Sands

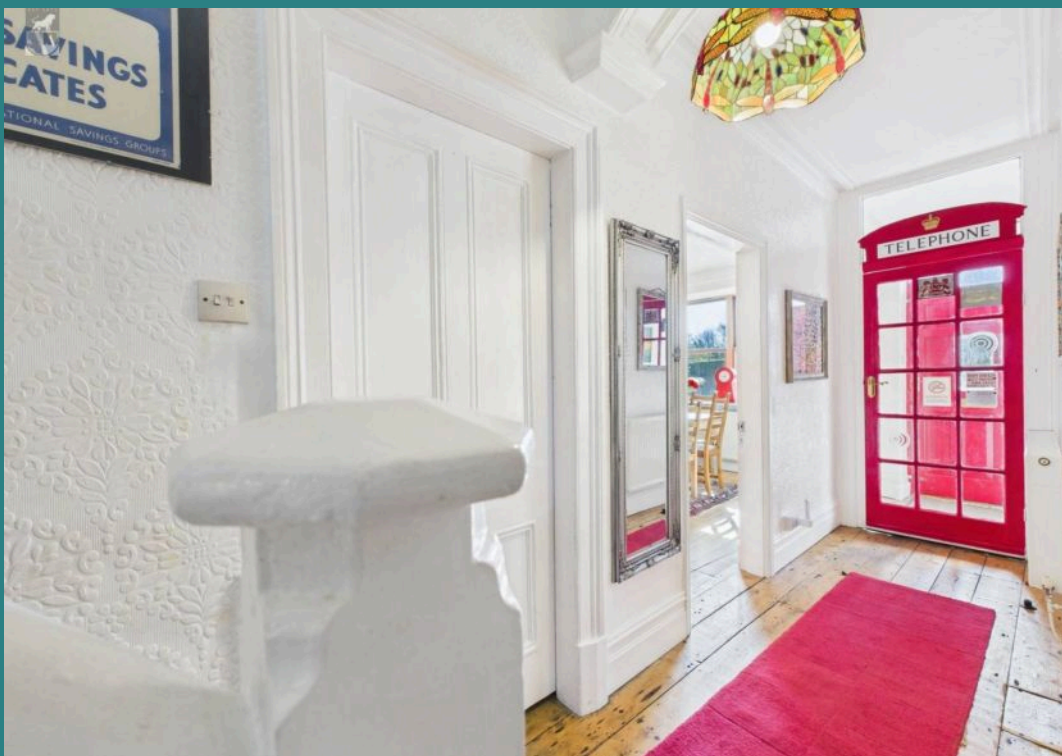
Boasting a rich history dating back to the mid-1800s, this distinctive property, formerly Grange Fell Post Office, exudes charm and character with a delightful post house theme running throughout. Spanning three floors, this unique residence presents an exceptional opportunity for those seeking a versatile property, currently being used as a successful whole house holiday let.

With its spacious rooms and three reception areas, including an open-plan kitchen dining room with focal fireplaces, this property lends itself perfectly to a potential B&B venture with live-in capabilities, or alternatively, as a substantial family home. The accommodation comprises six double bedrooms, two featuring en-suite facilities, as well as two family bathrooms, ensuring ample space for comfortable living.

Completing the property is a private garden, rear courtyard, allocated parking for two cars, and a garage. Presently rated for business purposes, this property offers a myriad of possibilities in a desirable location.

The property runs from mains gas, electricity and drainage. Benefitting from double glazing and gas central heating.







Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

### Reception Room

13' 11" x 18' 0" (4.24m x 5.49m)

The main lounge offers an elegant feel, with traditional yet tasteful decor, solid wood floorboards, feature wall lighting and a central brass pendant. The character continues with picture rails, coving, large bay fronted windows and a focal fireplace.

### Reception Room Two

11' 1" x 13' 3" (3.38m x 4.04m)

This cosy room offers a second reception or family space. With light decor and plenty of space for furnishings.

### Dining Room

10' 8" x 14' 0" (3.25m x 4.27m)

Open plan into the kitchen, the dining room features: Solid wood floorboards, large bay fronted windows, a feature fireplace, tasteful decor with a mapped decorative wall and pendant lighting over the dining table.

### Kitchen

10' 3" x 13' 5" (3.12m x 4.09m)

Fitted cream shaker style units, wood effect worktops, sink/drainer, free standing range style cooker, space for fridge freezer and dishwasher. Ceramic tiled floors and a modern pendant light as the focal point.

### Store Room

11' 3" x 11' 10" (3.43m x 3.61m)

Accessed off the second reception room offering vast potential. The space would be convenient to make additional bathroom already having a sink with water, or could make an additional living room or bedroom. Offering vaulted ceilings, power and light.



**Utility Room / Boot Room**

7' 11" x 11' 10" (2.41m x 3.61m)

Ideal to use as a coat/ boot store, neutral decor, large courtyard facing windows. Fitted units with worktop and a sink/drain. Plumbing for a washing machine and dryer. Strip lighting, outside access and tiled floors.

**Bedroom One**

11' 3" x 14' 2" (3.43m x 4.32m)

Light and bright neutral decor, brass pendant lighting, front facing windows. Featured fireplace /wall with plenty of space for a king-size bed and wardrobes.

**En-Suite**

6' 2" x 7' 6" (1.88m x 2.29m)

Three piece shower suite off the main bedroom. White decor with contrasting black and white vinyl flooring.

**Bedroom Two**

10' 4" x 14' 0" (3.15m x 4.27m)

Pale blue decor, large front facing windows, space for a king-size bed, vanity area with space for wardrobes and pendant lighting.

**En-Suite**

7' 2" x 4' 9" (2.18m x 1.45m)

Three piece shower suite. Neutral decor, with contrasting mosaic tiles. Extractor fan and vinyl flooring.

**Bedroom Three**

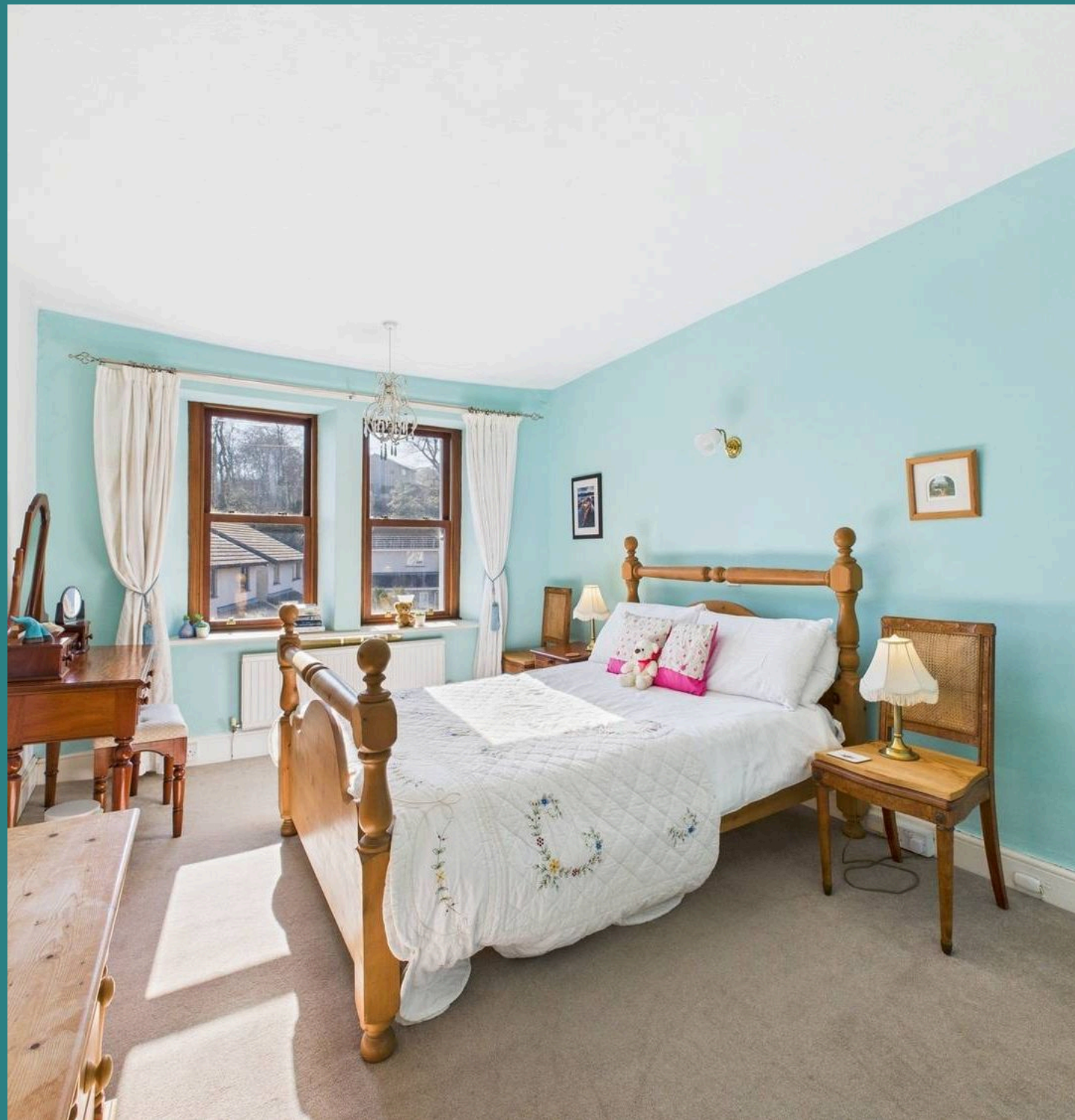
11' 2" x 13' 8" (3.40m x 4.17m)

The bedroom offers space for three to sleep with additional wardrobe space. Windows to the rear, feature cast-iron fireplace and rear facing windows.

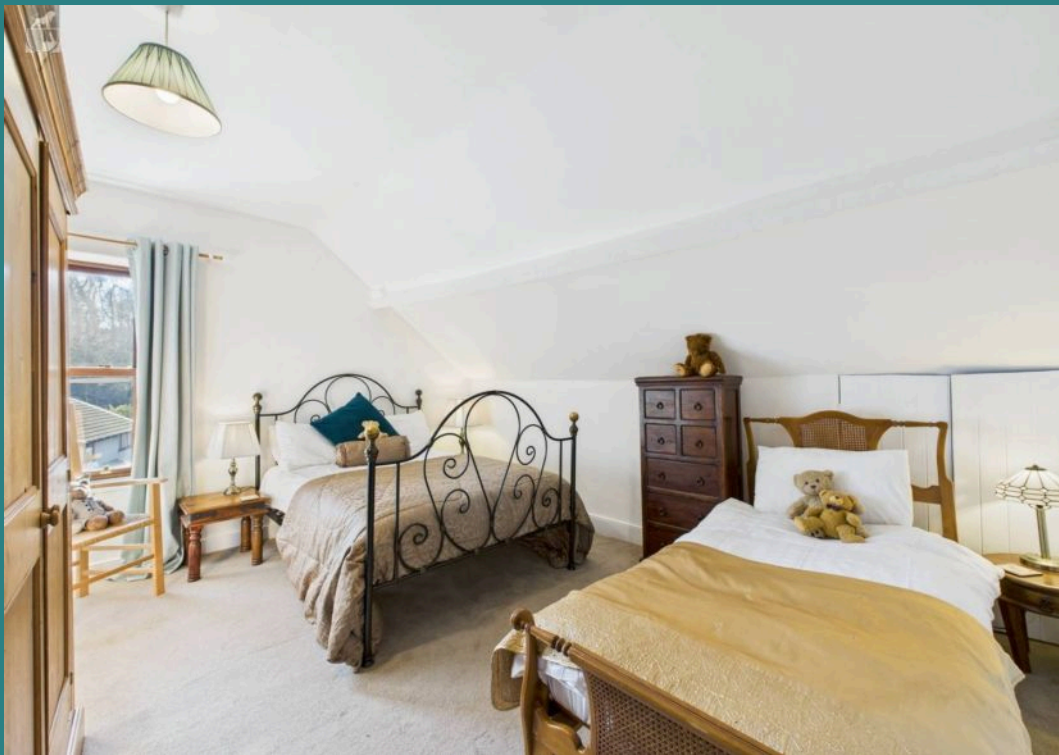
**Bathroom**

7' 11" x 8' 5" (2.41m x 2.57m)

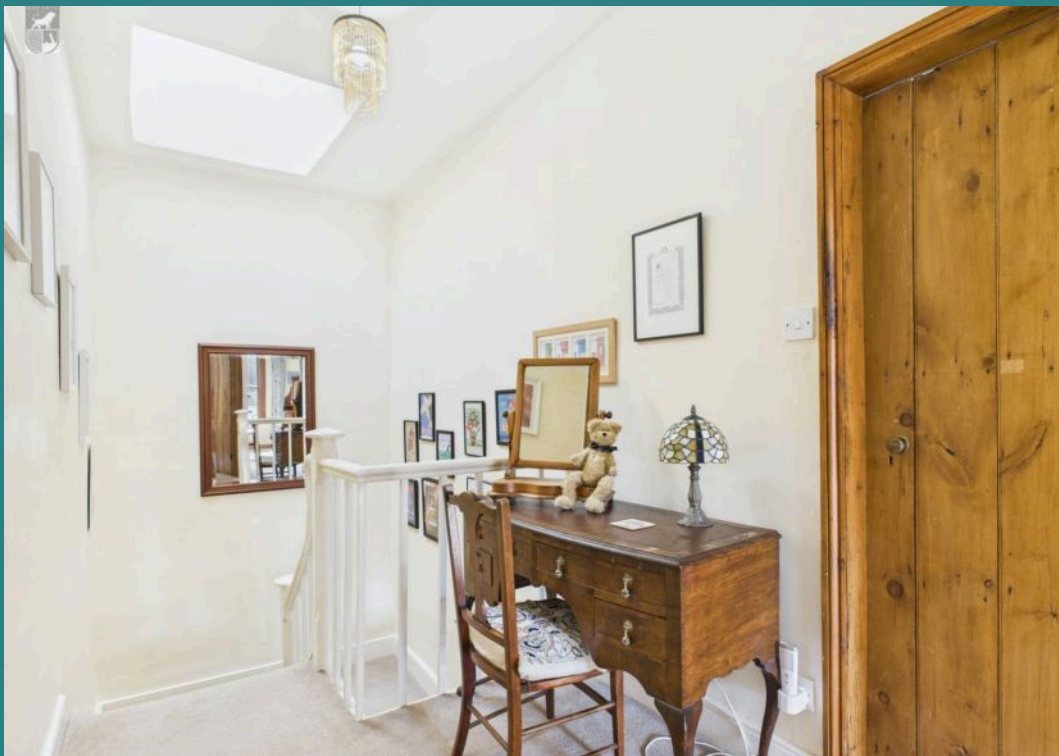
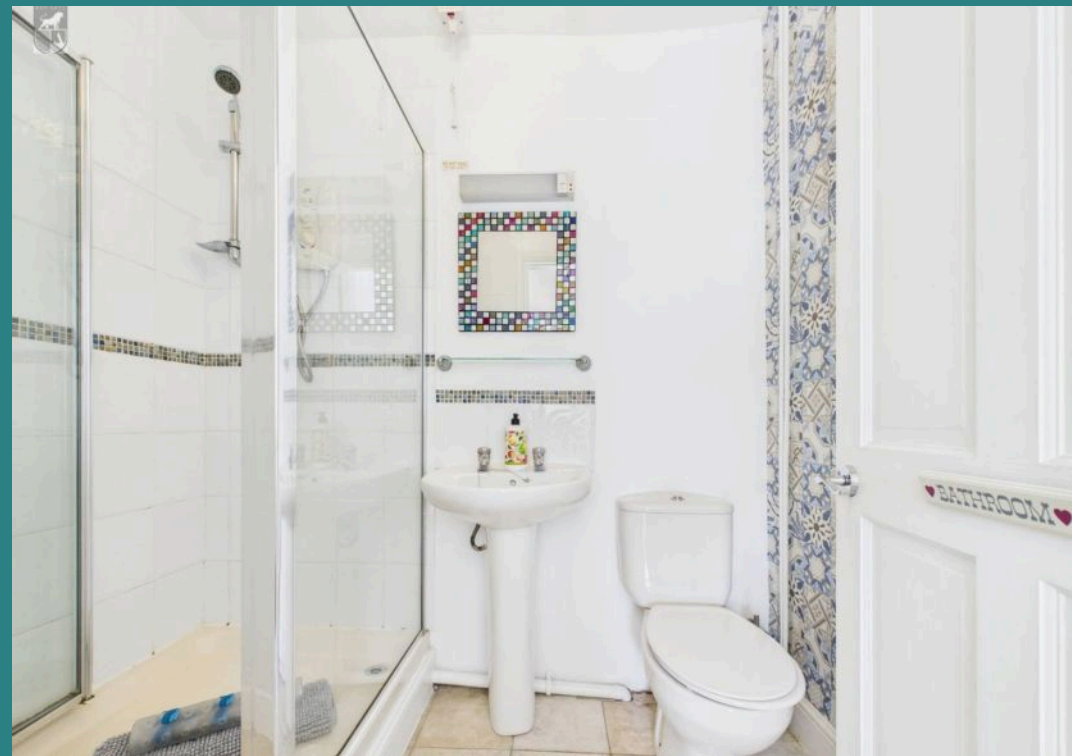
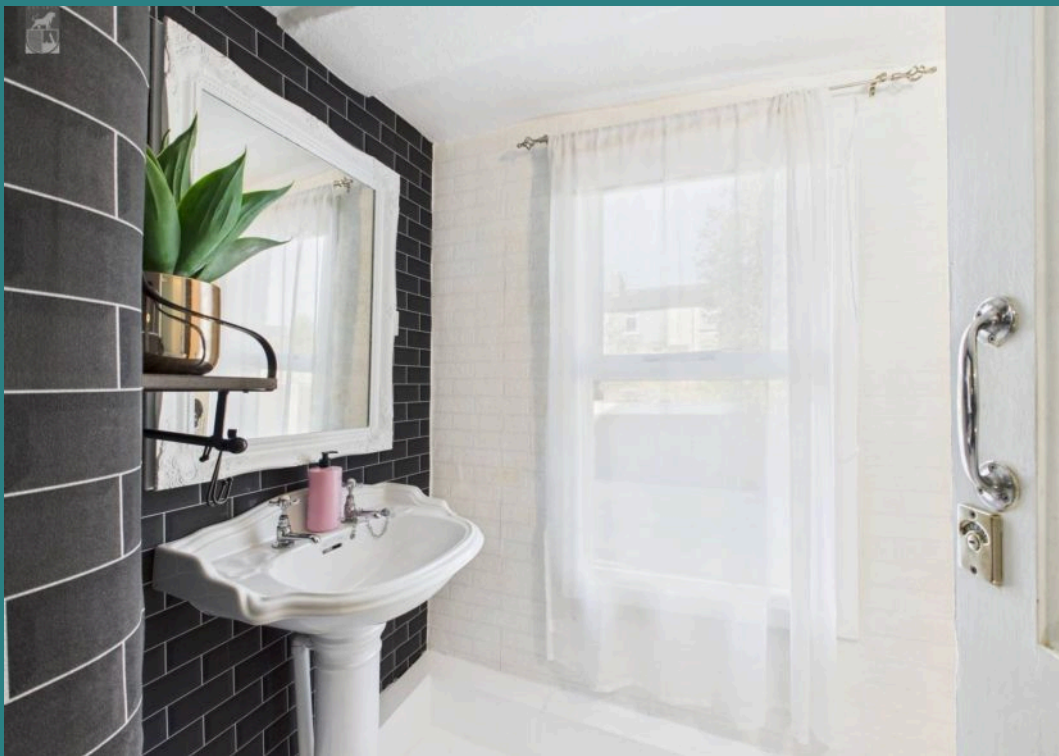
Three piece bathroom suite. Hard wearing vinyl flooring, rear facing windows, extractor fan and cupboard storage locating the boiler.











**W.C** 8' 4" x 3' 9" (2.54m x 1.14m) First floor W.C. Convenient access from the first floor landing. Modern Decor, rear facing window. W.C and handbasin.

**Bedroom Four** 11' 2" x 13' 8" (3.40m x 4.17m) Vaulted ceilings, exposed beams. Neutral decor with contrasting feature wall. Front facing windows, generous double with space for wardrobes and access to eaves storage.

**Bedroom Five** 10' 6" x 13' 11" (3.20m x 4.24m) Another generously space bedroom. Vaulted ceilings, neutral decor with contrasting feature wall. Front facing windows, generous double with space for wardrobes and access to eaves storage.

**Bedroom Six** 8' 6" x 13' 10" (2.59m x 4.22m) Double in size, light decor with a feature wall. Rear facing windows and space for wardrobes with additional access to eaves storage.

**Bathroom** 7' 0" x 13' 6" (2.13m x 4.11m) Second floor bathroom servicing the three second floor bedroom. Full bath suite with shower above. W.C and a traditional style handbasin. Rear facing windows and space for a sideboard. Vinyl and solid wood floorboards.

#### **Garden**

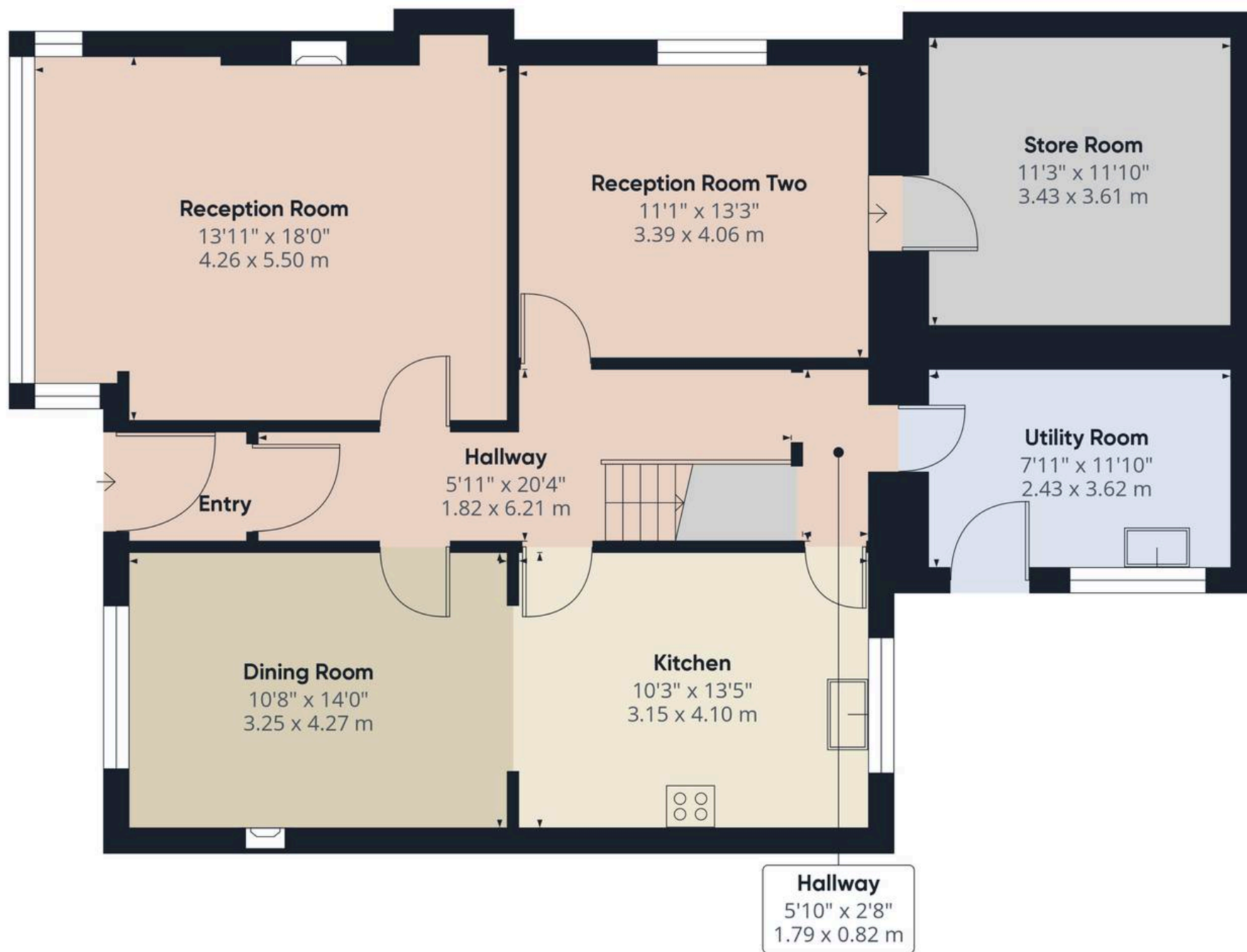
Outside the private garden is accessed across from the rear access road to the back of the house. The garden is private well established benefitting from established boundary planting of trees and shrubs, there's a central lawn and a patio for entertaining or dining. Additionally there's a gated rear courtyard to the back of the property with inbuilt seating and pretty wall plants.

**Garage** - Single Garage

**Allocated parking** - 2 Parking Spaces

Private graveled parking bay to the back of the property for two vehicles.





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

1062.6 ft<sup>2</sup>

98.72 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



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