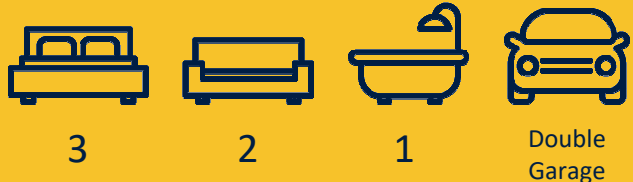




PRICE £260,000

**BLACK ROCK, MORECAMBE BANK,
GRANGE-OVER-SANDS,
CUMBRIA, LA11 6DX**

A deceptively spacious maisonette apartment, centrally located within the Edwardian coastal town of Grange over Sands. The property has been sympathetically extended and developed to create a fabulous family sized home. Complemented with a private patio, balcony and views to Morecambe Bay, this property must be viewed to be appreciated.



Kitchen



DIRECTIONS

Satnav users enter: LA11 6DX

What3words app users enter: annual.nips.cools

LOCATION

Centrally located within the picturesque Edwardian coastal resort of Grange-over-Sands, the property occupies a convenient location allowing a level walk along the promenade, leading to the bus and train station for links across the South Lakes and West Coast Peninsula. The property is also perfectly placed for the town's amenities which include bakeries, cafes, convenience stores, a doctor's surgery, pharmacy, library and a nationally renowned butchers.

DESCRIPTION

Built in 1841 by George Webster, Black Rock is a deceptively spacious two-storey maisonette which has been sympathetically extended and developed by the current owners to provide a large family sized home.

Boasting its own private entrance, patio and balcony as well as a double garage, this property provides a fabulous main residence or second home.

Entering the main property on the ground floor via the glazed porch, there is open access through into the kitchen, fitted with a wide range of wooden cupboards and a three-sided worktop, which incorporates a one and a half sink drainer with a mixer tap. Integrated appliances include an Aga with twin hot plates, double oven and warming drawer and there is plumbing for a washing machine.

A door off the kitchen opens into a hallway, with doors leading to two reception rooms and a pantry, plus stairs ascending to the first floor.

The living room is a cosy and relaxing reception space located at the far end of the hall. The room retains an original cupboard with display shelving and a traditional fireplace housing a gas fire. An opaque glass door provides internal access to the adjoining reception room and a glazed door opens out onto the rear patio.

The dining room provides an additional and versatile reception space which can be used for formal dining as well as living.



Dining Room

Bedroom One (with balcony access)



There are two recessed alcoves with built-in cupboards and a large alcove for freestanding furniture.

Completing the ground floor is the pantry, a large cold storeroom for dry goods such as tins, jars and vegetables. The pantry has electric light and power and provides space for a fridge and freezer.

Stairs lead up to the first floor landing, where there are three bedrooms overlooking Morecambe Bay, a shower room and cloakroom. The landing also provides access to a rear porch, where there are steps leading up to Morecambe Bank, steps down to the front patio and a side passage leading round to the balcony.



The master bedroom is a fantastic sized double room, which retains original cornicing and ceiling rose. The room provides space for a range of freestanding wardrobes and benefits from glazed doors opening out onto a balcony, to sit and enjoy the peaceful and picturesque surroundings.

The second bedroom is a large double room, complemented with a range of built-in wardrobes and a cupboard with a vanity wash hand basin.

Across the landing there is a modern fitted shower room, comprising a walk-in cubicle with a rainfall and hand-held shower and a built-in seat, a WC with dual flush and a wash hand basin with vanity storage below. A cupboard within the room houses the hot water cylinder.

The third bedroom is located at the end of the hall and is a small double/large single room which benefits from a built-in wardrobe.

Outside, in addition to the patio and balcony seating area, the property also benefits from an undercroft and detached double garage, both with electric light and power.

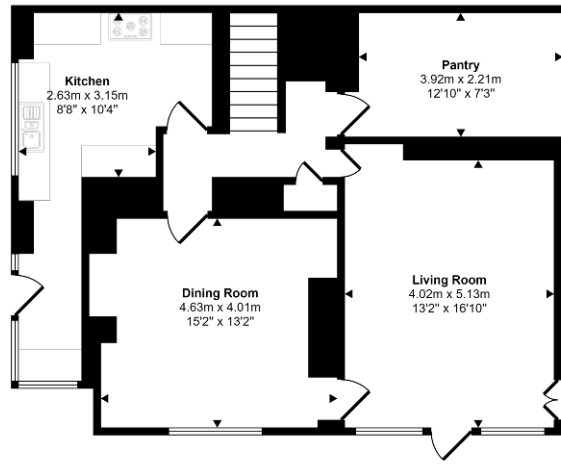


Bedroom Three

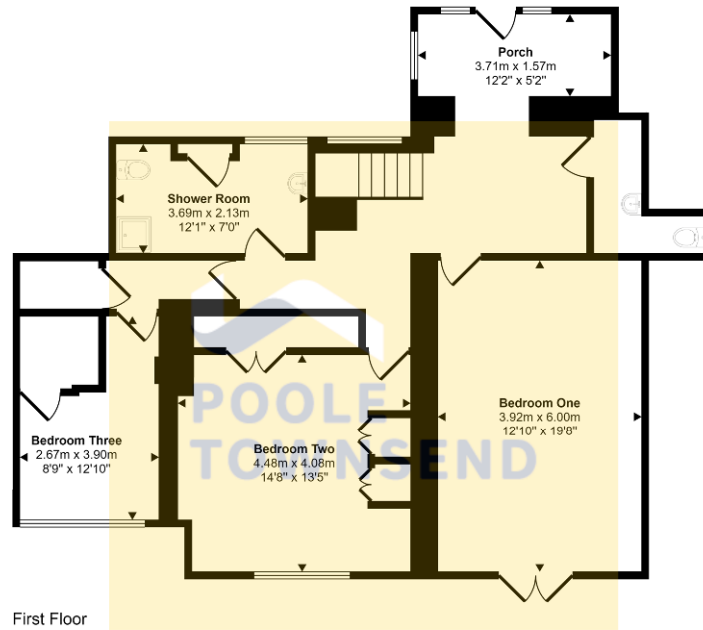
Shower Room



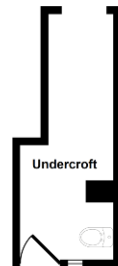
Property layout



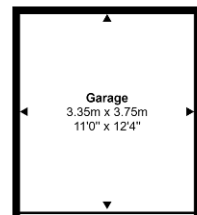
Ground Floor



First Floor



Undercroft



Garage

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Additional information

Council Tax Band: C
Local Authority: South Lakeland District Council
Services: Mains gas, electricity and water
Tenure: Freehold

EPC Rating = E

Your mortgage arrangements

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