

**PRICE £775,000**

**ROCKLANDS & LOW LODGE, 1 ROCKLAND ROAD, GRANGE-OVER-SANDS, CUMBRIA, LA11 7HR**

A rare opportunity to purchase an exceptionally large residence with immense character and charm. Positioned in an elevated location with commanding views to Morecambe bay, the impressive accommodation can be enjoyed as one or with an annexe with its own separate entrance.



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Garage & Off Road Parking



## Lounge



### DIRECTIONS

From our offices on Main Street, continue to the mini roundabout and take the second exit. Proceed over the crossroads into Grange Fell Road and take the first left-hand turn into Fernleigh Road. Follow the road along and take a right hand turn signposted for Rockland Road. The marked driveway is on your right, just as you reach the crest of the hill.

### LOCATION

Rockland Road is located in a quieter part of the town yet it is only a short journey to the shops including family run Butcher's, Bakery and Fruit & Vegetable shops. The community is also served by larger retailers too, including Co-op and Spar shops. Several pubs and cafes give you options for good food with a Fish & Chip shop and Chinese restaurant/takeaway offering you something a little different.

The long promenade offers a lovely walk, great views over Morecambe Bay, recreational facilities and cafes dotted along the route. Transport links are provided by a regular bus and rail service.

### DESCRIPTION

Rocklands and Low Lodge form a substantial portion of a former Gentleman's residence, commanding a strong position within its elevated garden plot providing fine views across the grounds and wonderful panoramic views from the upper floors to Morecambe Bay.

A sweeping driveway leads you up to the extensive parking area with open plan lawn covered gardens with mature trees. The external stone steps of Rocklands leads up to the heavy panelled entrance door with marble pillars limestone pediment above.

Walking into the entrance vestibule, you are greeted with so much architectural detailing, from the characteristic high ceiling and beautiful pierced cornice detailing, tiling to the walls and impressive glazed mahogany doors with decorative etchings to the glazing.

The immense character and sheer opulence continues through into the reception hall with a marble pillared arch and ornate tiled floor. An impressive sweeping staircase takes centre stage and coloured/leaded glass panes to the door beneath.

The two principal reception rooms of this property continue to reaffirm the standing of this property with intricate mouldings to the ceiling areas, substantial bay windows and grand fireplaces. There is a less formal family lounge to the rear of the property, which has a built in storage cupboard and internal access into the adjacent Low Lodge. Alongside the lounge is a separate WC and a private home study. A large, highly glazed modern extension has been added to the side of the property, providing a sympathetic addition, which serves as a fabulous entertaining room that has direct access onto the gardens.



**Bedroom Three**



## Garden Room



Completing the ground floor accommodation is the kitchen, where there are plenty of fitted wall and base cabinets with a large expanse of work surface, space for a range style cooker and an inset sink unit. The room is naturally light with a low breakfast bar for four people and an external door allows direct access into the rear courtyard.

There is access beneath the main staircase down into the cellar where there are several rooms including a laundry area with each having excellent head clearance.

The first floor landing leads to the first four double bedrooms. There is an impressive master bedroom with a five piece en-suite bathroom, which includes a roll top bath, a corner shower, WC, bidet and wash basin. This floor also has a family bathroom with a traditional three-piece suite with shower installed over the bath and a separate WC accessed from the landing.

The second floor leads to the remaining four double bedrooms, the two rooms at the front enjoying the best of the panoramic views over Morecambe Bay.

Lastly, there is a three-piece shower room with laundry facility, with plumbing for a washing machine, space for a dryer and fitted work surface above. The sanitary ware includes a WC with wall mounted wash basin and shower cubicle alongside.





The adjacent Low Lodge benefits from its own entrance, as well as having internal access from Rocklands. Similarly, Low Lodge features architectural detailing with its castellated walls, wood panelling and fabulous stained/leaded glass panes with decorative botanical insets.

The living area offers a modern feel, with the open plan lounge-dining space offering good proportions and views of the grounds with glimpses of the bay. The timber panelling across the walls remains, a hint to this rooms former use as a Billiards Room.

The kitchen has ample fitted cupboards and plenty of work surface, incorporating a single drainer sink. There is also space for a freestanding cooker, a fridge/freezer and dishwasher. There are steps into the utility room that provides the laundry space and WC with wash basin alongside.

Completing the ground floor is the bedroom, which has a shower cubicle installed to the corner of the room with a double cupboard fitted alongside.

An enclosed staircase exits the kitchen and ascends to the loft bedroom, which has a fabulous panelled ceiling with large skylight that presents a lovely view across the castellated parapet wall to Morecambe Bay. There are wall-to-wall fitted wardrobes to the eaves and a glazed door connecting the bathroom, where there is a classic three-piece suite with WC, wash basin and panelled bath.



**Low Lodge External**

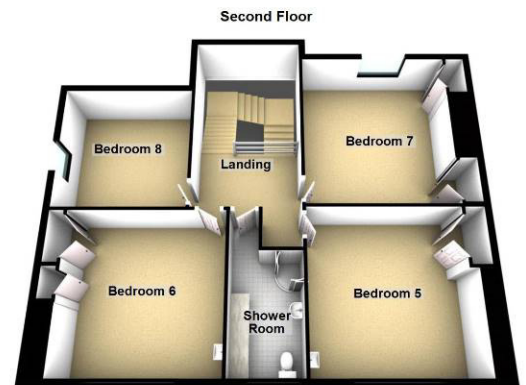
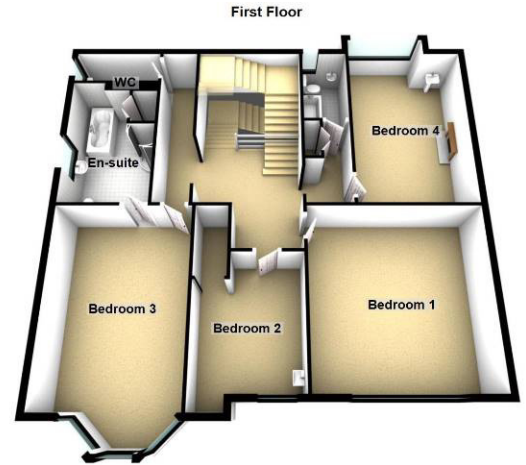
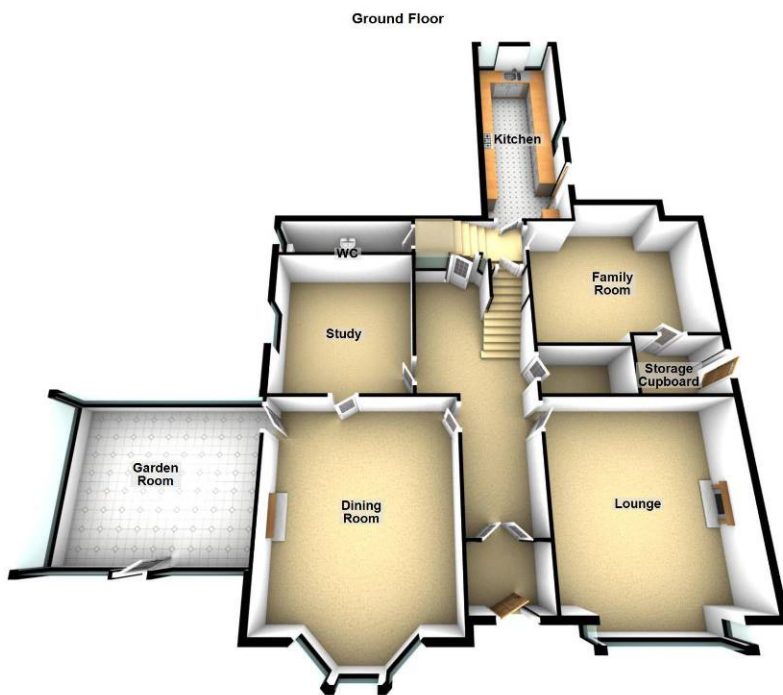




**What we love about the property.....**

“The stunning, architectural appearance of this property and the immense character and period detailing in this grand property can’t fail to impress.”

# Property Layout



## ROOM MEASUREMENTS

**Drawing Room/Lounge**  
16'10 (5.13 m) X 16'3 (4.96 m)

**Dining Room**  
18'4 (5.60 m) X 16'1 (4.90 m)

**Family Room**  
16'8 (5.10 m) X 13'2 (4.01 m)

**Garden Room**  
17'7 (5.37 m) X 13'8 (4.17 m)

**Study**  
13'4 (4.08 m) X 12'3 (3.75 m)

**Kitchen**  
21'8 (6.60 m) X 7'6 (2.28 m)

### First Floor Landing

**Bedroom One**  
16'8 (5.09 m) X 15'2 (4.93 m)

**Bedroom Two**  
12'4 (3.78 m) X 10'8 (3.26 m)

**Bedroom Three**  
18'4 (5.59 m) X 12'9 (3.89 m)

**En-suite**  
13'3 (4.05 m) X 8'7 (2.61 m)

**Bedroom Four**  
17'9 (5.42 m) X 11'4 (3.46 m)

**Bathroom**  
7'7 (2.32 m) X 4'7 (1.41 m)

### Second Floor Landing

**Bedroom Five**  
15'0 (4.57 m) X 14'9 (4.51 m)

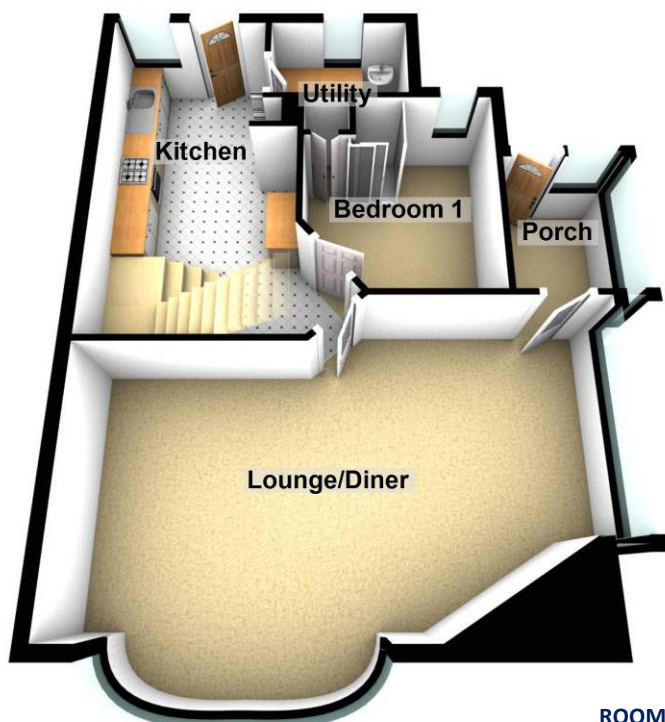
**Shower Room**  
10'9 (3.28 m) X 6'2 (1.88 m)

**Bedroom Six**  
15'0 (4.58 m) X 14'7 (4.45 m)

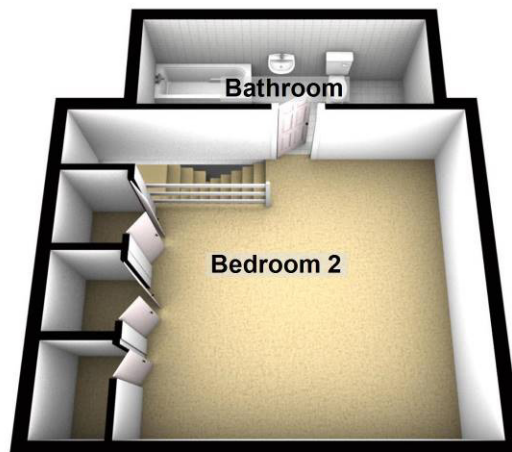
**Bedroom Seven**  
15'9 (4.80 m) X 15'1 (4.60 m)

**Bedroom Eight**  
12'5 (3.80 m) X 12'2 (3.72 m)

## Ground Floor



## First Floor



### ROOM DIMENSIONS

**Lounge/Dining Room**  
24'6 (7.49 m) X 14'10 (4.54 m)

**Kitchen**  
11'11 (3.64 m) plus stairs X 9'10 (3.01 m)

**Utility with WC**  
7'0 (2.14 m) X 4'7 (1.41 m)

**Bedroom One**  
10'8 (3.26 m) X 9'5 (2.87 m)

### First Floor

**Bedroom Two**  
13'8 (4.18 m) X 12'10 (3.91 m)

**Bathroom**  
14'8 (4.47 m) X 5'0 (1.53 m)

Your viewing appointment is on \_\_\_\_\_

#### Additional information

Council Tax Band: TBC  
Local Authority: South Lakeland District Council  
Services: Mains gas, electricity, water & drainage.

EPC Rating = F

#### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

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#### We are open

Monday – Friday 9.00 – 5.00  
Saturday 9.00 – 1.00

#### Our team are available weekdays

Monday – Thursday 8am til 7pm  
Friday 8am til 6pm

**Barrow** 01229 811811  
**Ulverston** 01229 588111  
**Grange** 015395 33316  
**Kendal** 01539 734455  
**Milnthorpe** 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm. Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>