



Grange-over-Sands

£395,000

Yewbarrow Cottage, Hampsfell Road, Grange-over-Sands, Cumbria, LA11 6BE

Yewbarrow Cottage is a delightful, late Victorian, 3 Bedroom Semi-Detached property on an elevated plot on the outskirts of town but with short easy access to the town centre. It has a variety of woodland, fell and coastal walks on the doorstep, and is nestled within the conservation area. This substantial versatile property has some super Bay views, Parking and attractive Gardens which will appeal to many purchasers.

Currently utilised as a successful Holiday Let for the last 5 years and comprises:- Entrance Porch, Lounge, Kitchen, Bedroom 3, Garden Room and Shower Room. First Floor: 2 Bedrooms and Bathroom.

The property is available furnished (apart from personal effects) subject to further negotiations. Internal inspection strongly recommended.



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Superfast
Broadband



Off Road
Parking

Quick Overview

Short walk to Town Centre

Excellent Bay views

3 Reception Rooms - 3 Bedrooms

2 Bath/Shower Rooms

Successful Holiday Let

New Boiler 2026

Garden and ample Parking

Well presented throughout

Lovely walks on the doorstep

Superfast Broadband

Property Reference: G3194



Lounge



Kitchen



Kitchen



Shower Room

The uPVC glazed front door opens in to the spacious Entrance Porch with leaded double glazed windows to two sides. Lovely views to Morecambe Bay and beyond. Useful bank of storage cupboards and original black, yellow & red tiled flooring. Step up and glazed door in to the Lounge which is a lovely room with feature original red brick fireplace with open fire. Window seat providing glimpses of Morecambe Bay. Pictorial rail, understairs storage cupboard and stairs to the first floor. A glazed door leads in to the generous Kitchen with twin windows. Several bespoke solid pine cabinets, one with inset Belfast sink. Electric Rangemaster cooker, space for fridge and freezer, quarry tiled floor and half glazed uPVC external door and door to Inner Hall. The Shower Room is 'L' shaped with a 3 piece white suite comprising corner shower enclosure, low flush WC and pedestal wash hand basin. White wall tiles and concealed wall mounted Worcester gas central heating 'combi' boiler. Quarry tiled floor and plumbing for automatic washing machine. Bedroom 3 is a good sized double room with side window. The Garden Room is a super room currently utilized as a Dining/Living Area from which to dine, sit, relax and enjoy the splendid ever changing views of Morecambe Bay. uPVC door to Garden.

From the Lounge the return staircase rises to the Half Landing (with recessed bookcase), 3 steps to the left and right lead to the Bedrooms and Bathroom. Bedroom 1 is a spacious double room with a lovely front aspect with superb views towards Morecambe Bay. Original stone corner fire place (not in use). There is an original window seat with shelving below, picture rail and coved ceiling. Bedroom 2 has a rear aspect into Yewbarrow Woods. Ornate cast iron corner fireplace (not in use) and picture rail. The Shower Room was replaced in May 2026 and is a lovely modern and contemporary room with a 3 piece white suite comprising walk-in shower, rectangular wash basin with cupboard under and WC. Attractive part tiled walls and ladder style radiator.

Outside there is an external Store with power and light and is useful for storage of gardening equipment etc. Coal bunker. The Garden to the front of the property is a good size paved Patio benefiting from the lovely views to Morecambe Bay, deep planted borders and tarmac pathway. To the rear (access from Kitchen or the secure gate on the driveway), a pathway leads around to steps leading up through the tiers. To the left is a generous gravelled sitting area which catches the sun along with planted borders. Parking is provided for several vehicles on the gated tarmac driveway.

Location Grange over Sands is a popular and friendly seaside town boasting amenities such as Library, Railway Station, Medical Centre, excellent Primary School, Post Office, Shops, Cafes & Tea rooms in addition to the picturesque Edwardian Promenade and Ornamental Gardens.

To reach the property proceed up Grange Main Street and bear right at the mini roundabout, turn right at the crossroads into Pig Lane and then first left after the library car park into Hampsfell Road. Follow the road past the turning for Charney Well Lane and Yewbarrow Cottage can be found shortly on the left hand side.



Lounge



Kitchen



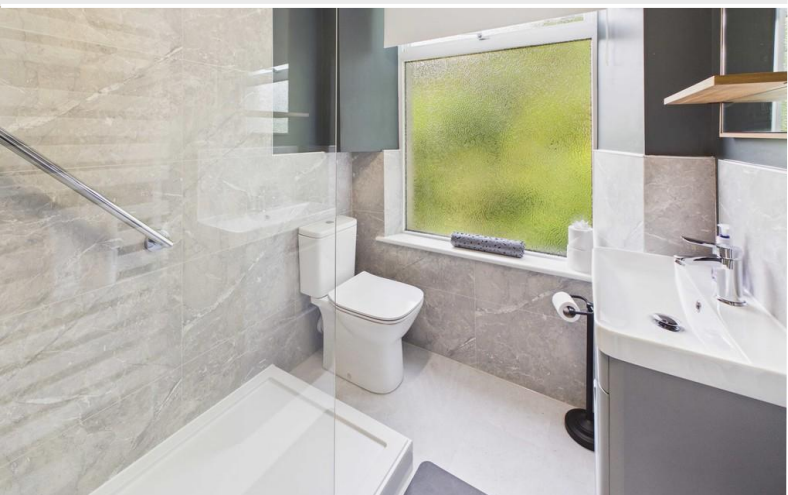
Bedroom 3



Garden Room



Bedroom 2



Shower Room

What3words:

<https://what3words.com/unfounded.suave.surpasses>

Accommodation (with approximate measurements)

Entrance Porch 10' 4" x 7' 1" (3.15m x 2.18m)

Lounge 15' 7" x 9' 10" (4.77m x 3.01m)

Kitchen 11' 1" x 9' 10" (3.39m x 3.00m) plus rear door recess

Inner Hall

Shower Room 7' 11" max x 7' 4" max (2.42m max x 2.25m max)

Bedroom 3 10' 11" x 9' 6" (3.34m x 2.90m)

Garden Room 14' 2" x 11' 10" (4.32m x 3.61m)

First Floor

Bedroom 1 11' 8" x 9' 10" (3.58m x 3.02m)

Bedroom 2 11' 8" x 9' 10" (3.58m x 3.02m)

Shower Room 7' 4" x 5' 11" (2.26m x 1.82m)

Outside Store 5' 5" max x 4' 5" max (1.66m max x 1.35m max)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. New boiler installed May 2026. Remainder of damp and timber guarantee.

Tenure: Freehold. Vacant possession upon completion.

Rateable Value: RV: £3100 - currently subject to small business rate relief. Westmorland and Furness Council.

Note: The property next door has a right of way along the garden path this is for limited identified purposes only.

Holiday Letting: Currently let through Sykes Cottages - <https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Eggerslack-Ho/Yewbarrow-Cottage-1060365.html> with a gross turnover for 2025/2026 of approx £26,000

The property is available furnished (apart from personal effects) subject to further negotiations.

Conservation Area: This property is located within Grange Conservation Area.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Garden Room



Bedroom 1



Rear Garden



Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.

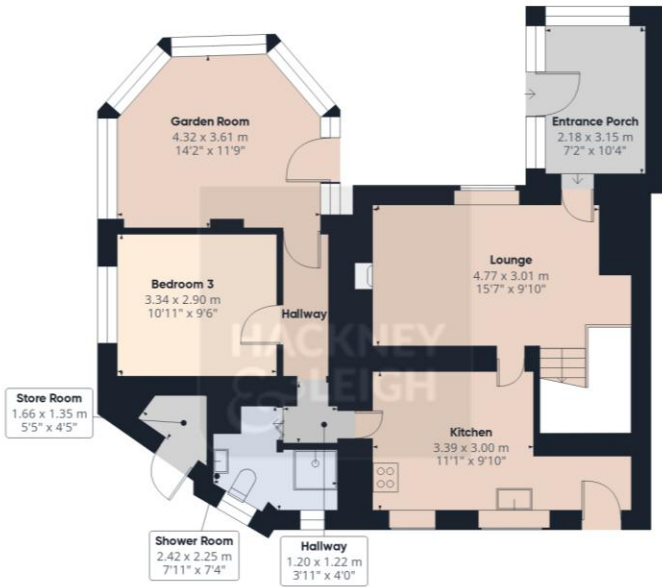


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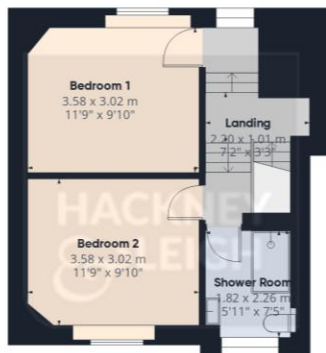
Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk



Floor 0

Approximate total area^m

107 m²
1151 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners...

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