



Grange-over-Sands

£590,000

Watendlath, 30 Kirkhead Road, Grange-over-Sands, Cumbria, LA11 7DB

A beautifully presented and much-loved 3-4 Bedroom Detached Family Home, offering generous accommodation with modern Kitchen and Bath/Shower Rooms, attractive and well-tended Gardens, a Garage, ample Parking and view towards Morecambe Bay and Kirkhead Tower. Ideally positioned within a short walk of Kents Bank Station and approx. 2 miles from the centre of Grange-over-Sands where an excellent range of amenities can be found.

Comprising Covered Entrance, Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Conservatory, Utility Room and Cloakroom to the Ground Floor. On the First Floor: 3 Double Bedrooms (1 En-Suite), Single Bedroom/Office and Family Bathroom.

Internal inspection strongly recommended.

Quick Overview

Superb Detached Family Home

Well maintained and tastefully decorated

Modern Kitchen and Bathrooms

Fabulous Conservatory with Garden and Bay Views

3 Double Bedrooms (1 En-Suite)

3 Reception Rooms

Garage and ample Parking

Kents Bank station close-by

Lovely walks on the doorstep

Ultrafast Broadband



4



2



3



TBC



Ultrafast
Broadband



Garage and
Parking

Property Reference: G3197



Entrance Hall



Breakfast Kitchen



Breakfast Kitchen



Utility Room

A beautiful arched entrance, framed by a climbing rose to the left, leads to the attractive Covered Entrance with uPVC double glazed leaded glass door with side windows. The spacious, welcoming Entrance Hall with under-stairs storage cupboard, stairs to the First Floor and engineered Oak floor leads through to the Lounge, Dining Room and Breakfast Kitchen. There are uPVC double glazed windows throughout with leaded top windows (apart from 2 small side windows) and engineered Oak floors to the majority of rooms. The Lounge is a sunny, light room with large bay window and attractive remote controlled living flame electric fire. The formal Dining Room is a good-sized room with ample space for dining furniture and double doors to the Conservatory. The Breakfast Kitchen is a stunning room with the 'wow' factor. The beautiful bespoke Kitchen was created by 'Charles Yorke' and comprises a beautiful range of bespoke units with curved doors, pan drawers, cutlery drawers, walnut and brushed chrome handles and under-unit LED lighting, all enhanced by Caesar-stone worktops and up-stands, with bespoke wall glass panels by 'Jo Vincent' of Kendal. The Franke single drainer sink unit with integrated drainer grooves within the work-surface and Quooker hot tap; Built in Neff slide and hide oven, microwave convector oven, warming drawer and Bora cooktop extractor hob with mirror splash-back. Integrated fridge and dishwasher. Walnut breakfast bar, inset ceiling lights, door to Utility Room and square arch through to Conservatory. The Utility Room has a pleasant aspect into the Front Garden and a range of wood wall and base units with complementary granite worktop and inset sink. Space for freezer and plumbing and space for washing machine and tumble drier. Wall mounted ATAG gas central heating 'combi' boiler. Door to utility cupboard and door to Separate WC having a 2 piece white suite comprising WC and small rectangular basin with cupboard under. Modern complementary part tiled walls and floor. Finally, on the Ground Floor, is the fabulous Conservatory, added in 2000, a superb day/entertaining room with ample space for both living and dining furniture. It enjoys lovely views in to the Rear Garden, along with far-reaching outlook across Kents Bank towards Morecambe Bay and the coastline beyond.

From the Entrance Hall the spindled and balustraded staircase leads up to the First Floor. Two steps lead off to the Master Bedroom and 3 steps lead to the First Floor Landing with access to 2 Double Bedrooms, a Single Bedroom/Office and Family Bathroom. The Master Bedroom is a well proportioned sunny room with views towards Kirkhead Tower. Engineered Oak floor and door to the En-Suite Shower Room with a 3 piece white suite comprising walk-in shower, oval counter top basin with drawer under and low flush WC. 2 matching wall hung cupboards, ladder style radiator, extractor fan, inset ceiling down-lights and complementary tiled floor with underfloor heating. Bedroom 2 is a spacious double room with a rear aspect and bay window with views in to the Rear Garden and some views to Morecambe Bay. Bedroom 3 has a front aspect with bay window and views towards Kirkhead Tower. Bedroom 4 is a Single Room currently utilised as an Office with views to Kirkhead Tower. Loft hatch with pull down ladder and light. Part boarded and ideal for storage. The Family Bathroom has a 3 piece white suite comprising deep Villeroy and Boch bath with tiled panel, shower over and shower screen. Low flush WC with concealed cistern and large counter top basin with shelf to side and large wall hung drawer under. All enhanced by part tiled walls, tiled floor with underfloor heating, designer heated towel rail, inset ceiling down-lights and extractor fan.



Lounge



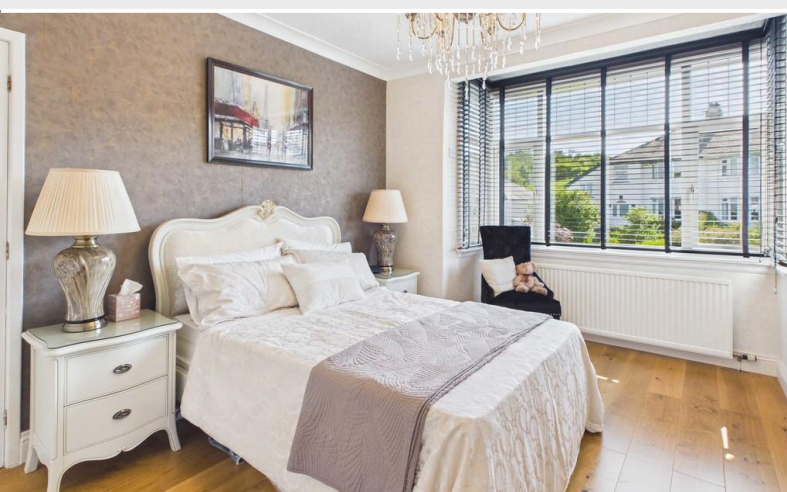
Dining Room



Master Bedroom



En-Suite Shower Room



Bedroom 3



Bathroom

Outside there is a Single Garage with up and over door, uPVC rear window and personal side door. Block paved driveway with ample Parking for 3-4 cars and EV charging point.

The Front Garden has a stone walled border with a variety of rockery plants, a lovely flower bed with a selection of shrubs and a small paved sitting area. From the Front Garden there is gated access to both sides of the property which lead in to the Rear Garden which is very private with fenced and hedged borders. From the Conservatory steps lead down the paved Patio Area, an ideal space to enjoy outdoor dining and taking in the surroundings. Mainly laid to lawn with stone walled edging and several well established trees. The beautiful flower beds and borders have a variety of specimen shrubs, a stunning selection of hostas and small garden pond. There is also a stunning decked area ideal for taking in the sun throughout the day, enjoying 'bbq's' and evening drinks with external power point.

Location Situated in this delightful residential area with the railway station at Kents Bank literally 'just down the road' and the Town Centre approx 2 miles away with an excellent range of amenities including Medical Centre, Library, Primary School, Post Office, Shops, Cafes and Tea Rooms. The popular medieval village of Cartmel with its ancient Priory, Racecourse, Sticky Toffee Pudding and the popular Michelin starred L'Enclume restaurant is also just 2 miles away.

To reach the property, proceed out of Grange in the direction of Allithwaite for approximately 2 miles. Upon reaching Allithwaite turn immediately left into Kirkhead Road. Follow the road and drop down the hill. No.30 is approx half way down the hill on the left hand side.

What3words: <https://what3words.com/expire.chat.untruth>

Accommodation (with approximate measurements)

Covered Entrance

Entrance Hall 13' 6" x 7' 4" (4.13m x 2.25m)

Lounge 14' 1" into bay x 11' 11" max (4.30m into bay x 3.64m max)

Dining Room 14' 6" x 12' 0 max" (4.44m x 3.66m)

Breakfast Kitchen 16' 8" max x 16' 2" max (5.10m max x 4.93m max)

Utility Room 7' 3" x 6' 11" (2.22m x 2.11m)

Utility Cupboard

Separate WC 4' 4" x 2' 8" (1.33m x 0.83m)

Conservatory 18' 11" x 13' 1" (5.77m x 4.01m)

First Floor

Bedroom 1 16' 4" x 9' 8" (5m x 2.95m)

En-Suite Shower Room 7' 9" x 7' 6" (2.38m x 2.31m)

Bedroom 2 14' 9" into bay x 12' 0" (4.50m into bay x 3.68m)

Bedroom 3 14' 9" into bay x 12' 2" (4.51m into bay x 3.71m)

Bedroom 4/Office 7' 7" x 7' 6" (2.33m x 2.30m)

Family Bathroom 8' 6" x 7' 1" (2.61m x 2.18m)

Single Garage 17' 5" x 9' 9" max (5.33m x 2.98m max)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. ATAG gas central heating boiler installed in 2024 with 12 year guarantee remaining. Radon suppression fan fitted to First Floor ceiling.



Breakfast Kitchen



Conservatory



Decked Seating Area



Alfresco Dining



Rear Aspect

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

Material Information: Land between Allithwaite Road and Kirkhead Road is being developed for housing. Information can be obtained from the local planning authority at Westmorland and Furness Council.

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £ – £ per calendar month. For further information and our terms and conditions please contact the Office.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

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.

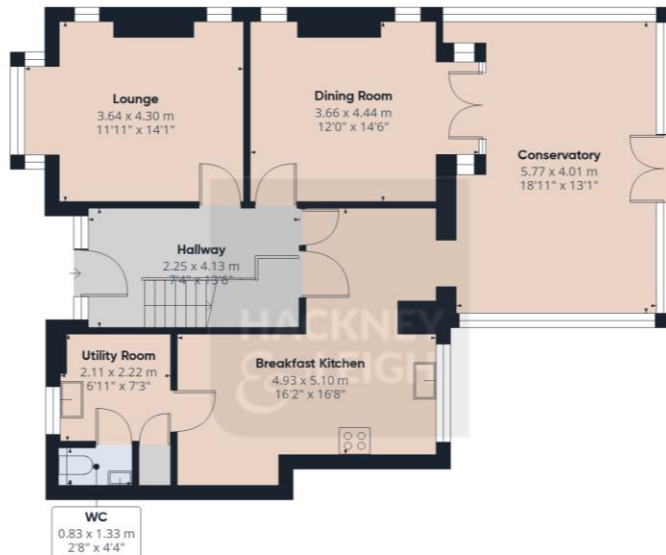


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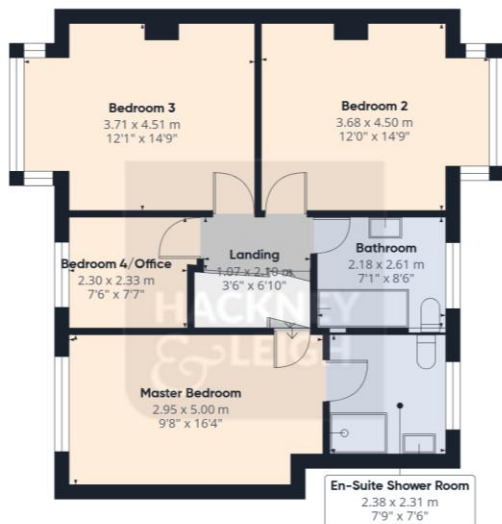


Floor 0

Approximate total area⁽¹⁾

151.3 m²

1629 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

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