



## Grange-over-Sands

£219,000

3 Oreton Villas, Edenmount Road, Grange-over-Sands, Cumbria, LA11 6BN

If you are searching for a private hidden away, spacious sunny property with exceptional bay views and much more please read on! 3 Oreton Villas is a delight and will appeal in particular to those looking for a low maintenance weekend get away or first time buyers perhaps. It has been a much loved second home for the last 18 years and is double glazed with gas central heating.

Typical of the Victorian era this 2nd Floor Apartment has wonderful high ceilings, spacious airy rooms, large windows, original doors and some lovely details such as coved ceilings. The main plus of this property has to be the views. Incredible, far reaching, ever changing views towards Morecambe Bay and the fells beyond. This is only to one side however, to the other side there are charming views over the town to Eggerslack Woods! Along with all of this is ample Parking!

### Quick Overview

Superb, ever changing views to Morecambe Bay

Wonderful views over the town

Elevated, private position

Wonderful walks from the door step

Neatly and neutrally presented

Spacious light rooms with high ceilings

Some lovely period features

Parking for 2

No upper chain

Ultrafast Broadband



2



2



1



C



Ultrafast



Parking for 2

Property Reference: G3084



View



Lounge



Lounge



Kitchen

This wonderful, Victorian building consists of 6 spacious, individual Apartments. No. 3 can be found tucked away around the front. The impressive Covered Entrance with 2 steps up leads to the super original front door with internal stairs up to the Second Floor with door into the private central hallway and with doors to all rooms. The Dining Kitchen is very spacious and flooded with natural light from the dual aspect windows. One window provides excellent views to Morecambe Bay and beyond and the other charming views of the town and beautiful Eggerslack Woods. It is difficult to choose a favourite - both equally mesmerising. The Kitchen is furnished with a range of cream wall and base cabinets with wood effect work-surface. Stainless steel sink unit, integrated dishwasher and washer/dryer. Built in electric oven and gas hob. The fridge freezers and white goods are included in the sale. Concealed Worcester gas central heating boiler replaced in 2021. There is a hand made 'breakfast bar' which is excellent for dining but also useful as an 'Office Nook'. Super walk-in Pantry. The Lounge/Dining Room has similar impressive dimensions and dual aspect with equally charming views! A bay view window and town view window! Both delightful! Recessed gas fire with polished black hearth. This room can easily accommodate both lounge and dining furniture.

Bedroom 1 is a well proportioned double room with very pleasant view over the town and Bay beyond. En-Suite Shower Room with tiled walls, underfloor heating and a white suite comprising shower enclosure, WC and wash hand basin. Bedroom 2 is a second, good sized double bedroom with lovely outlook towards Eggerslack Woods. (The Bedroom furniture including wardrobes, bedside chests, chest of drawers and bookcase are included in the sale). The main bathroom has tiled walls, underfloor heating, recessed ceiling spot lights and sun tube. A 4 piece white suite comprising bath, corner shower enclosure, WC and wash hand basin. Heated towel rail.

Outside there is Parking for 2 cars which part could, if necessary perhaps be transformed into a Patio or decking for outdoor enjoyment. Everything you could want!

The remaining furniture is available (apart from personal effects) subject to further negotiations.

**Location** The popular and friendly Edwardian town of Grange over Sands is highly regarded by locals and holiday makers alike. It is well served by amenities and these include Primary School, Medical Centre, Library, Post Office, Railway Station, local Shops, Cafes and Tea Rooms. The picturesque mile long Promenade, Ornamental Gardens and Band Stand are not to be forgotten either. The M6 Motorway at Junction 36 is some 15-20 minutes drive away.

To reach the property proceed up Grange Fell Road taking a right turn into Eden Mount Road, follow the road and Oreton Villas can be found approximately half way along on the right hand side.

What3words: -  
<https://what3words.co.uk/shrugging.correctly.remix>

## Accommodation (with approximate measurements)

### Hallway

Lounge 16' 10" x 14' 9" (5.13m x 4.5m)

Dining Kitchen 15' 7" x 12' 6" (4.75m x 3.81m)

### Bathroom

Bedroom 1 13' 10" max x 13' 10" (4.22m max x 4.22m)

### En-Suite Shower Room

Bedroom 2 14' 2" x 12' 6" (4.32m x 3.81m)

**Services:** Mains electricity, gas, water and drainage. Gas Central heating to radiators.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated 1st February 1981. Vacant possession upon completion. No upper chain. The Freehold is owned by Oreton Properties (GOS) Ltd and run by the Leaseholders.

**Council Tax:** Band B. Westmorland and Furness Council.

**Management Charges:** Works are done on an 'as and when' basis and split between the 3 flats. £250 is paid annually into a sinking fund which also covers minor repairs. Building Insurance approx £500 per flat. There is a right of way around the building for the other residents.

**Material Information:** Please note there is a small electric substation on Eden Mount Road.

**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 £725 - £775 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).



Bedroom 1



Bedroom 2



Views towards the Bay

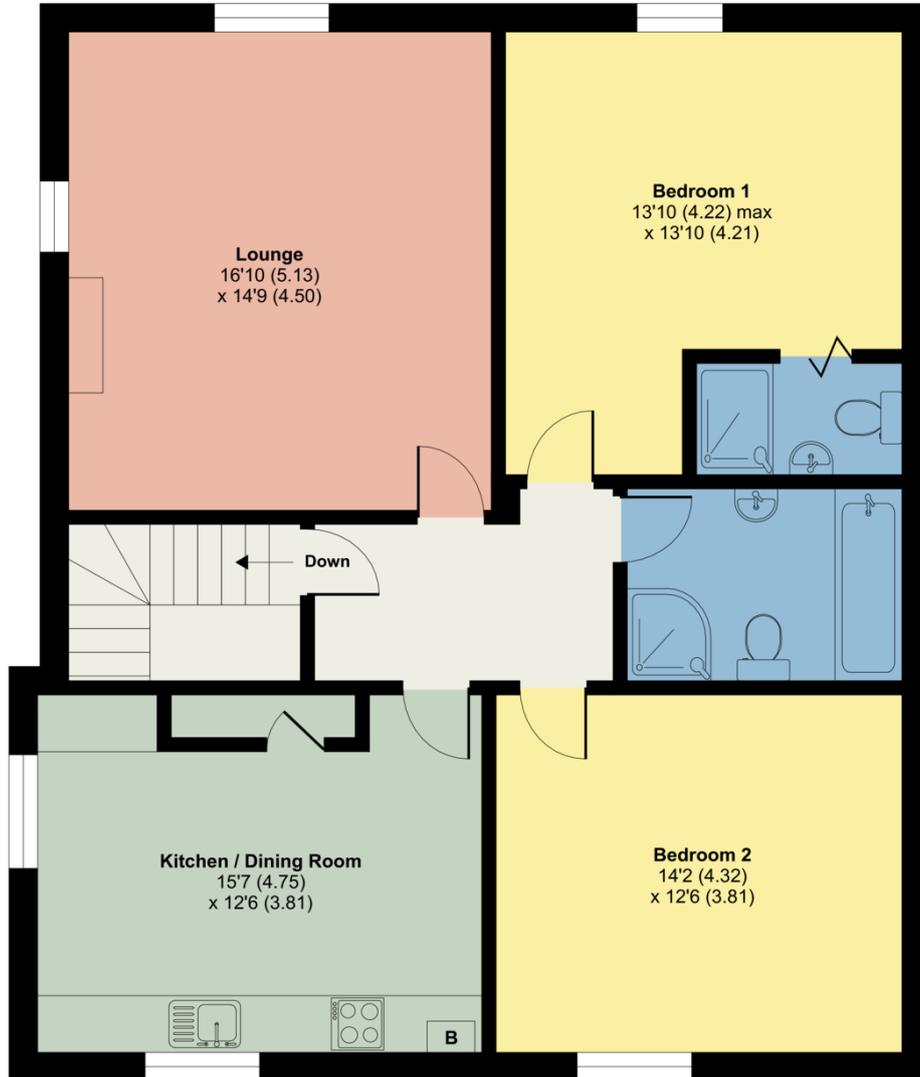


View

# Oreton Villas, Edenmount Road, Grange-Over-Sands, LA11

Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1281145

A thought from the owners..." A lovely, light, bright place to live with spectacular, far reaching views across Morecambe Bay".

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