



Grange-over-Sands

£425,000

Woodland Villa, Fernleigh Road, Grange-over-Sands, Cumbria, LA11 7HT

What an exceptional opportunity! Approximately £20,000 has been invested in installing a new combi boiler, upgrading the staircase, and creating a utility room in 2026.

Woodland Villa is a beautiful four-bedroom semi-detached Victorian family home arranged over three floors. It boasts many elegant period features, including high corniced ceilings, sash windows, original doors, and striking hallway floor tiles. The property offers spacious and well-presented accommodation, ideally suited to modern family living, including growing families, multi-generational households, or those seeking potential for Airbnb use.

To the rear this is a surprisingly generous garden and lovely views towards Morecambe Bay. This property is perfectly situated on the level in the charming coastal town of Grange-over-Sands.

This home beautifully blends character, comfort, and convenience. Internal inspection strongly recommended.



4



2



3



D



Ultrafast
Broadband



On Road
Parking

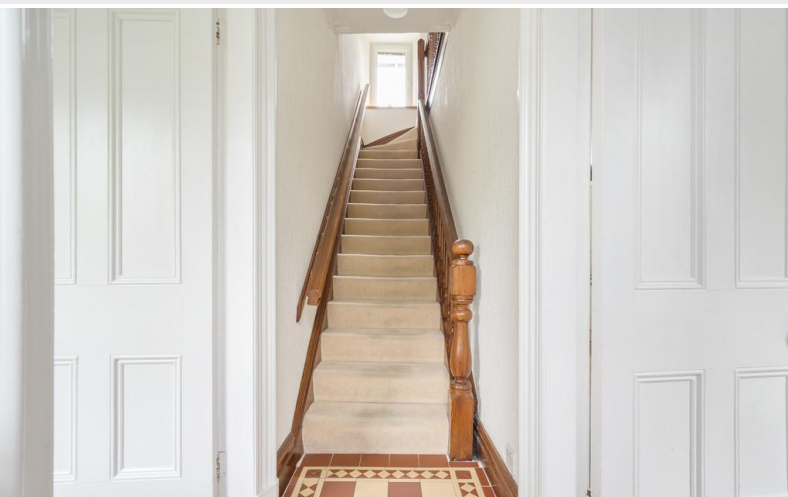
Quick Overview

- Excellent, Semi-detached Victorian Property
- Workshop
- Pleasing views towards Morecambe Bay
- Period features
- Popular, convenient, residential location
- Well proportioned rooms
- Spacious, private Forecourt Garden
- Charming Rear Garden
- Ultrafast Broadband

Property Reference: G3125



Views



Entrance Hall



Dining Kitchen



Dining Kitchen

The front door opens into the Hallway with period tiled floor and stairs with impressive spindles and balustrades leading to the First Floor. Traditional doors to either side. The Lounge is a spacious light room with dual aspect (original sash windows). Walk in bay window to the front and pleasant glimpses between houses of Morecambe Bay to the rear aspect. Corniced ceiling and homely multi-fuel stove with marble surround. The Dining Kitchen has a dual aspect, original sash windows and pleasant glimpses towards Morecambe Bay to the rear aspect. Recessed cupboard and large, recessed multi-fuel stove. Ample space in the Dining Area for formal dining. The Kitchen Area is furnished with a range of cream wall and base cabinets with solid wood work surface, deep 'Belfast' sink, fitted gas hob, integrated dishwasher and built in 'Bosch' oven and microwave. Concealed Worcester gas central heating. Access to the Lower Ground Floor is from the stairway in the Kitchen.

The First Floor Landing is spacious with rear window and view towards Morecambe Bay. The recently fitted Shower Room is modern with a white suite comprising WC, double walk-in shower, wash hand basin and striking, navy blue subway tiling to walls. Bedroom 1 is a well proportioned double Bedroom with twin windows to the front and original, cast, painted fireplace (not in use). Bedroom 2 is also a double room and enjoys a similar front aspect. Bedroom 3 has a charming rear aspect with good views towards Morecambe Bay and has a range of built in storage cupboards.

From the Kitchen stairs lead down to the Lower Ground Floor. The Hallway has wood effect laminate flooring and very generous useful storage cupboard and side entrance door. The Shower Room is attractive and recently fitted with a white suite comprising shower, WC and wash hand basin. Tiled with white subway tiles and chrome ladder style radiator. The Sitting Room has a wall mounted modern electric fire and is open to the Conservatory. The Conservatory is spacious and a very sunny room with external door leading to the garden, patio and workshop. Off the Conservatory is a newly installed Utility Room with a range of cupboards and worktops, automatic on/off lighting, laminate flooring and plumbing for a washing machine. The Bedroom is a very spacious double room with 2 recessed wardrobes (1 housing the gas central heating boiler - new Oct 25 with 10 year guarantee).

Outside, there is a good sized Workshop with power and light and Former WC (not in use). The front Forecourt Garden is spacious and very private. Paved with very well established hedging. The main Garden is to the rear and quite a pleasant surprise. Steps lead down to a good sized lawn with central apple tree.



Lounge



Dining Kitchen



Bedroom 1



Bedroom 2



Bedroom 3 / Study



Shower Room

Location The location is excellent. A hop skip and a jump from the town centre, and a short walk from the Primary School, yet tucked away on this popular, sought after, residential road. Grange over Sands enjoys amenities such as Railway Station, Medical Centre, excellent Primary School, Library, Post Office, Cafes, Shops and Tea Rooms with the picturesque Edwardian mile long Promenade, Ornamental Gardens and Bandstand frequented by locals and visitors alike.

To reach the property proceed up Main Street turning right at the mini roundabout onto the short one way street with the famous 'Higginsons' Butchers on the corner. Continue straight across and take the first left into Fernleigh Road. Woodland Villa can be found approx. two thirds of the way down on the left hand side.

What3words -
<https://what3words.co.uk/chip.improvised.ranked>

Accommodation (with approximate measurements)

Hallway

Lounge 19' 2" into bay x 11' 10" (5.84m into bay x 3.61m)

Dining Kitchen 19' 0" x 11' 0" (5.79m x 3.35m)

Stairs to the Lower Ground Floor with generous window

First Floor

Bedroom 1 14' 5" max & 8' 0" min (4.39m max & 2.44m min) x 12' 8" (3.86m)

Bedroom 2 12' 0" max x 8' 2" max (3.66m max x 2.49m max)

Bedroom 3 11' 10" x 7' 5" (3.61m x 2.26m)

Shower Room

Lower Ground Floor

Hall

Sitting Room 11' 6" x 10' 8" (3.51m x 3.25m)

Conservatory 11' 9" x 8' 7" (3.58m x 2.62m)

Utility Room 7' 3" x 3' 2" (2.23m x 0.97m)

Shower Room

Bedroom 18' 6" x 9' 7" (5.64m x 2.92m)

Workshop/Store 13' 11" x 7' 0" (4.24m x 2.13m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators via 2 separate 'combi'- boilers.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Woodland Villa Council Tax Band C. Westmorland and Furness Council.

Notes: Woodland Villa has a right of way for bins across the neighbouring property.

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.



Garden and View



Conservatory



Flat - Bedroom



Rear Garden



Front

Anti-Money Laundering Checks (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).

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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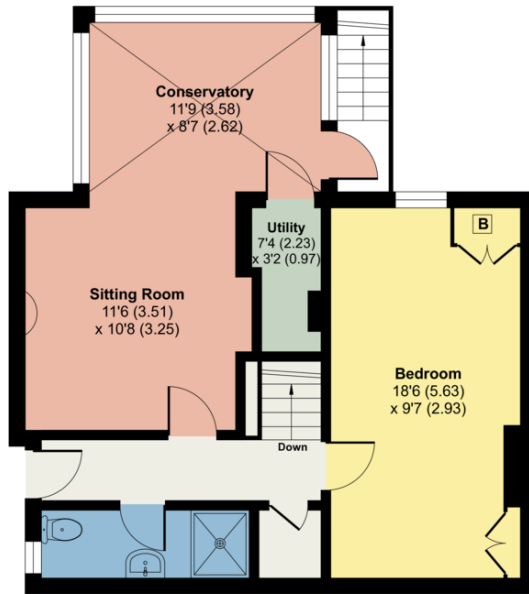
Fernleigh Road, Grange-Over-Sands, LA11

Approximate Area = 1482 sq ft / 137.6 sq m

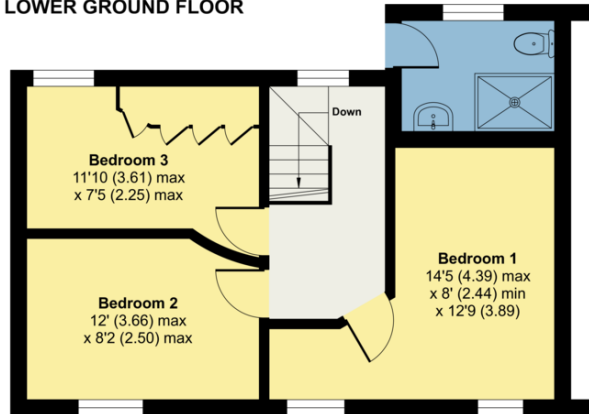
Outbuilding = 134 sq ft / 12.4 sq m

Total = 1616 sq ft / 150 sq m

For identification only - Not to scale



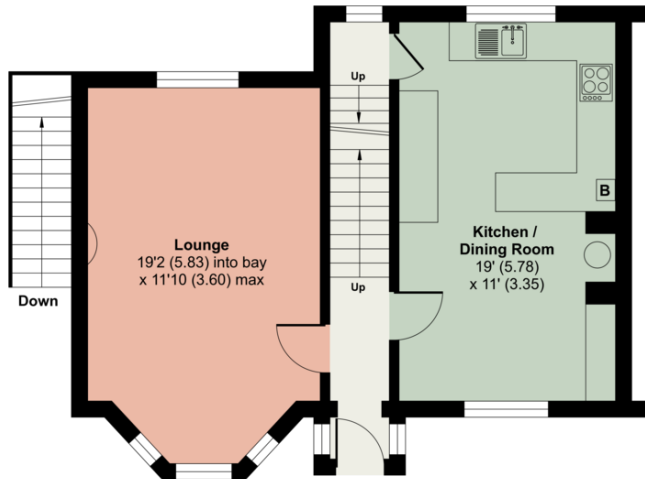
LOWER GROUND FLOOR



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hackney & Leigh. REF: 1324187

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