



Grange-over-Sands

£575,000

Woodpeckers, 3 Rockwell Gardens, Grange-over-Sands, Cumbria, LA11 6DJ

What a fantastic property! Stunning views from all principal rooms.

A fabulous 3 Bedroom Split-Level Detached House which is spacious, full of natural light, reflects the vendor's keen eye for interior design and makes the very most of its breathtaking, panoramic views. Situated on a quiet, little-known cul-de-sac, the property backs onto woodland providing a sense of peace and privacy while still being just a short walk down the hill to Grange's amenities. This home is bright and light, with a flexible layout perfect for family life. The generous Dining Kitchen is perfect for modern living – a sociable space with easy access to the Terrace, Garden and the stunning views.

In recent years, the property has undergone a thoughtful programme of improvements, including a new roof (2023), a stylish Shower Room (2025), a modern Kitchen, a recently installed boiler with remaining warranty, and attractive doors and windows. Come take a look and simply enjoy the spectacular surroundings



3



2



1



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Superfast
Broadband



Double Garage &
Parking for 3 cars

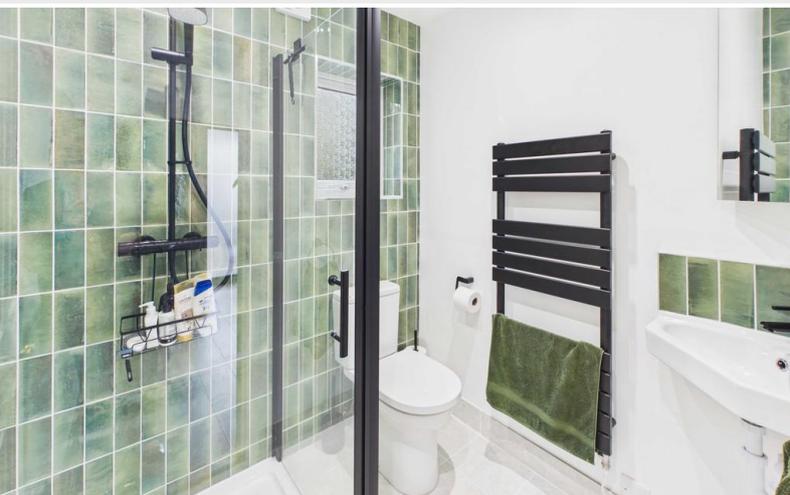
Quick Overview

Spacious, light and airy
Beautifully presented throughout
Stunning views to Morecambe Bay
Wonderful walks from the doorstep
Significantly upgraded in recent years
Quiet, friendly, residential cul-de-sac
Modern Kitchen and Shower Room
Charming Gardens and Terrace with views!
Double Garage and Driveway Parking for 3
Superfast Broadband

Property Reference: G3179



Entrance Hall



Shower Room



Dining Kitchen



Terrace to Dining Kitchen

The contemporary front door with large frosted side windows opens in to the welcoming Hallway which is spacious, light and airy with attractive mid tone, wide board wood effect flooring which runs through much of the house enhancing the subtle feeling of space and continuity. A short flight of stairs lead both up and down stairs and there are doors to the integral Double Garage and Shower Room. The contemporary Shower Room was replaced in 2025 and comprises a white suite of WC, shower and corner wash hand basin with black hardware and attractive, striking wall tiles.

From the Hallway steps lead down to the impressive family Dining Kitchen with recessed ceiling spot lights, large window and bi-folding doors making the most of the wonderful views to Morecambe Bay and affording easy access to the Terrace. This generous space provides ample space for dining furniture and sofa on one side with Kitchen to the other. The Kitchen portion is furnished with a range of shaker style, pale grey wall and base cabinets with white quartz work-surface and central Island. Built-in deep stainless steel sink, range cooker, fridge freezer and integrated dishwasher. There is a large, useful under-stairs storage cupboard, external door (to the useful open Rear Porch) and door to Utility Room. This space is perfect for every day family life and particularly fabulous for entertaining. The Utility Room has a side window, houses the wall mounted gas central heating combi boiler and has space and plumbing for washing machine and tumble drier. From the Kitchen, double doors lead in to the Lounge which is very well proportioned with triple aspect and further excellent bay views. External glazed door to the Terrace and cosy multi-fuel stove with stone hearth and oak lintel over.

On the First Floor are 3 Double Bedrooms, with Bedrooms 1 and 2 being of particularly impressive dimensions and both enjoy dual aspect and spectacular, ever changing views to Morecambe Bay. Bedroom 3 is also a Double Bedroom again enjoying wonderful bay views and is currently arranged as a Study. The Bathroom has a very retro feel proudly displaying the original avocado bathroom suite which works very well! Original tiling, high level window. Shower over bath, WC, and pedestal wash hand basin - this room evokes some lovely warm and nostalgic feelings!

The integral Double Garage has a roller door, power, light and 2 windows. There is Parking for 3 vehicles on the 2 driveways.

The Gardens are a real joy - private, not overlooked and recently landscaped. The Terrace provides a perfect spot to relax with a morning coffee or to entertain while soaking in the peaceful surroundings and magnificent views. The good-sized lawn is ideal for children and pets, they garden is secure for peace of mind and includes some very productive fruit trees and thoughtfully chosen plantings to suit and thrive in this super setting.

A useful timber shed (recently re-roofed) stands to one side, along with a convenient hot water tap - ideal for washing dogs and muddy boots! The front garden features a smaller lawn



Dining Kitchen



View from Terrace



Dining Kitchen



Lounge



Bedroom 3



Bathroom

bordered by colourful flower beds and a rockery area, plus a brick-set driveway with space for additional parking and a sheltered bench.

Location Situated in an elevated position, this peaceful and little-known residential cul-de-sac lies on the outskirts of Grange-over-Sands, just half a mile from the town centre. Here, you'll find a range of local amenities including a Railway Station, Primary School, Post Office, Medical Centre, Library, Cafés, Tearooms, and independent shops.

Grange-over-Sands is cherished for its welcoming community, mild 'micro-climate,' and charming Edwardian Promenade, Bandstand and Ornamental Gardens. Ideally located, the town is only a 20-minute drive from Junction 36 of the M6 motorway and a similar distance from the southern tip of Lake Windermere, offering both convenience and scenic appeal.

To reach the property, head up Grange Main Street and turn right at the mini-roundabout. Continue straight at the crossroads onto Grange Fell Road, follow the road uphill, and take the seventh right into Charney Road. Continue around as it becomes Charney Well Lane, then bear left into Rockwell Gardens. Woodpeckers is shortly on the right hand side.

What3words: clocked.mallets.pebble

Accommodation (with approximate measurements)

Hallway

Shower Room 5' 10" x 5' 4" (1.80m x 1.65m)

Lower Ground Floor

Dining Kitchen 24' 4" x 14' 2" (7.42m x 4.33m)

Utility Room 8' 8" x 6' 0" (2.66m x 1.85m)

Lounge 19' 6" x 12' 11" (5.95m x 3.95m)

First Floor

Bedroom 1 14' 2" x 11' 10" (4.32m x 3.61m)

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

Bedroom 3 11' 11" x 10' 11" (3.63m x 3.33m)

Bathroom 8' 7" x 5' 11" (2.63m x 1.82m)

Double Garage 17' 8" x 15' 1" (5.40m x 4.62m)

Terrace 15' 11" x 10' 8" (4.87m x 3.27m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band F. Westmorland and Furness Council.

Material Information This property may only be used for private residential purposes.

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



Lounge



Bedroom 1



Bedroom 2



View from Bedroom 2

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 £1300 – £1400 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Check (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
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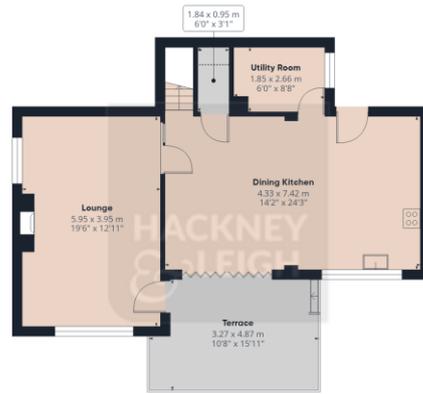


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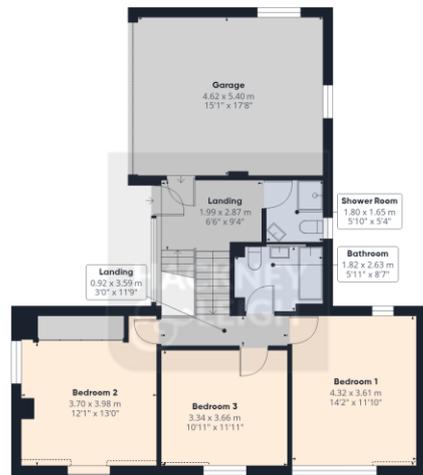


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Floor 0



Floor 1



Approximate total area⁽¹⁾

153.9 m²
1655 ft²

Balconies and terraces

15 m²
161 ft²

Reduced headroom

1.1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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 - The home is a sanctuary away from the hustle and bustle with ever-changing, stunning views throughout the day and in all seasons. Perfect to enjoy with a cuppa after a local walk up Hampsfell or back from a day's hike out in the Lakes.

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