

54 Priory Lane, Grange-Over-Sands

£495,000

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54 Priory Lane

Grange-Over-Sands

Enjoying an elevated position with far reaching views across Morecambe Bay, 54 Priory Lane is a beautifully presented three bedroom detached home offering a distinctive upside-down layout designed to make the most of its spectacular setting. Situated within a pleasant walk or short drive of Grange-over-Sands town centre, the property combines spacious, naturally bright accommodation with a range of modern improvements, creating an inviting home in a sought after location.

The entrance opens into a spacious hallway and landing, leading through to a modern fitted kitchen/diner featuring a central island, generous dining space and plenty of windows allowing natural light to fill the room. The living room is a particularly impressive space, with a vaulted ceiling, exposed wooden beams and a gas fire creating an attractive focal point. A large picture window perfectly frames the sweeping views across Morecambe Bay, making the most of the property's elevated position. Also on this level is a third bedroom, currently arranged as a home office, alongside a modern WC.

On the ground floor, a hallway leads to two generous double bedrooms, both enjoying attractive views across the bay. The principal bedroom is particularly spacious, benefiting from fitted wardrobes and a modern en suite shower room. A recently installed family bathroom completes the accommodation, featuring a separate bath and large walk-in shower. The property has been thoughtfully improved throughout, with updated kitchen and bathroom facilities alongside tasteful decoration.

Outside, the enclosed rear garden offers a patio seating area with space for planting, providing a pleasant setting to relax and take in the views across Morecambe Bay. To the front, there is a further garden area and driveway parking for two vehicles, with additional on-street parking available and a useful undercroft storage area. Combining a distinctive layout, beautifully presented interiors and exceptional coastal views, this property offers a wonderful opportunity to enjoy life in Grange-over-Sands.

ENTRY
6' 11" x 5' 10" (2.10m x 1.79m)

KITCHEN
16' 8" x 16' 0" (5.09m x 4.87m)

LIVING ROOM
16' 6" x 14' 9" (5.02m x 4.50m)

WC
6' 6" x 3' 2" (1.97m x 0.96m)

LANDING
16' 7" x 6' 4" (5.06m x 1.92m)

BEDROOM
10' 2" x 7' 7" (3.09m x 2.30m)

HALLWAY
11' 5" x 3' 2" (3.49m x 0.97m)

BEDROOM
14' 8" x 9' 11" (4.46m x 3.03m)

EN SUITE
6' 6" x 4' 5" (1.99m x 1.34m)

BEDROOM
15' 11" x 9' 5" (4.85m x 2.86m)

BATHROOM
10' 11" x 5' 11" (3.34m x 1.81m)













SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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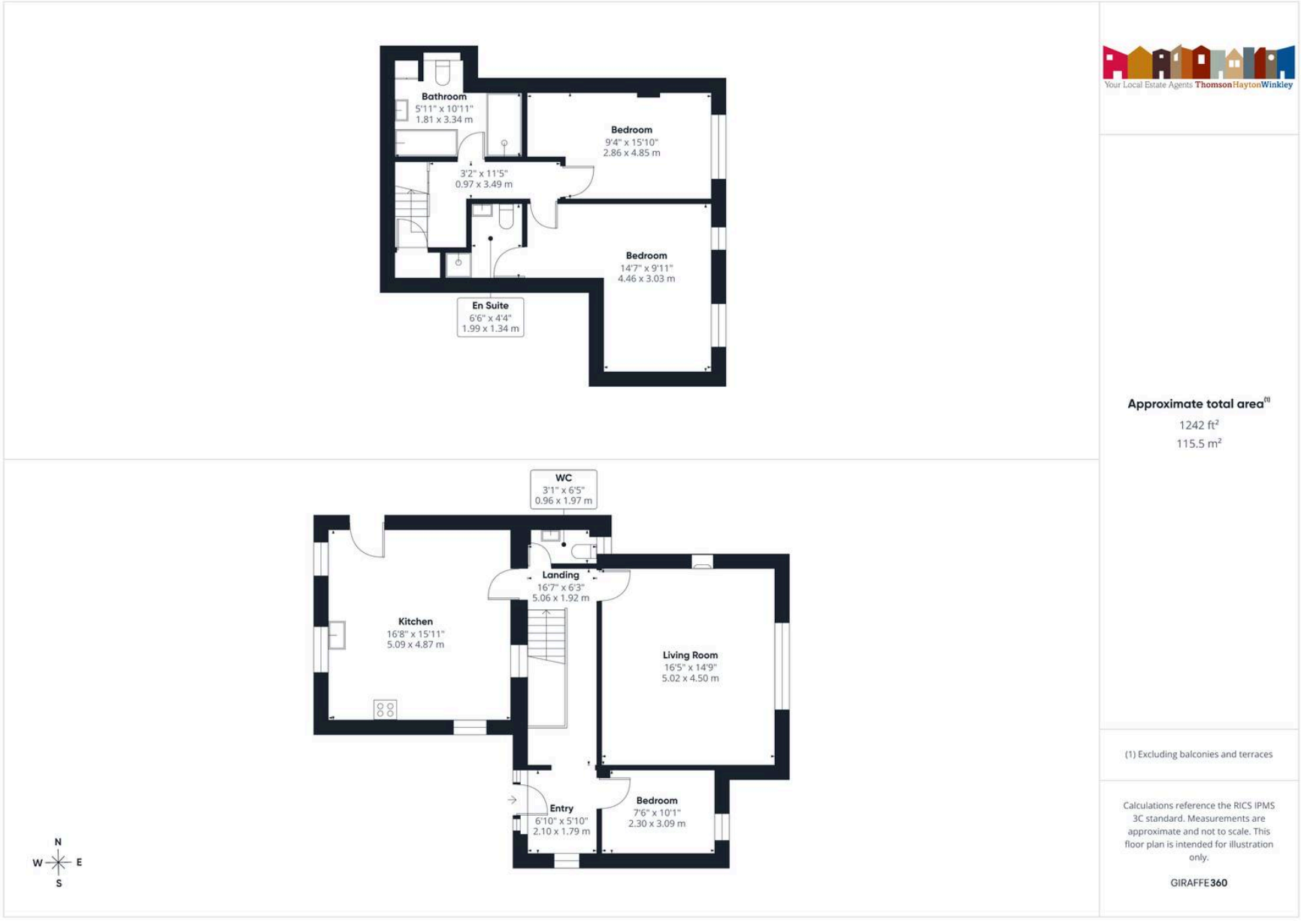

SWEET
HOME











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Approximate total area(1)

1242 ft²

115.5 m²

(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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