





View from Balcony



Entrance Hall



Lounge

Grange-Over-Sands

£850,000

The Orchard

Allithwaite Road

Grange-over-Sands

Cumbria

LA11 7EN

Wow!!! Could this be one of the finest properties in Grange? We certainly think so! It has to be seen to be appreciated. We will attempt (but are aware it is not possible to do this beautiful home justice in words) to highlight below some of the very best bits!

Firstly, the views, the breath-taking, panoramic, ever-changing, mesmerising, calming views of the beauty that is Morecambe Bay and of the fells beyond - from almost every window! Secondly the privacy - you could have lived in Grange over Sands for 50 years and never have known of this hidden gem. The size! Inside and outside - impressive. The versatility, the presentation, the Gardens.....

This wonderful home has that much talked-about 'feeling' when you step inside - comfort, warmth, love, relaxation whatever it is it is most definitely here. Much loved by the current vendors for many years it is now time for a lucky new family to take over and enjoy all it has to offer.

The main door leads in through the Entrance Porch hinting at the first of the views, ceramic tiled floor and door leading in to the spacious Hallway which has nods to its past history with high ceiling, coving, decorative arches and 'art-deco' stair balustrades. Attractive, engineered mid wood-tone flooring, inset ceiling light and useful cloaks cupboard. Quality runs throughout this home - one of the main things to notice are the impressive, oak fire doors - lovely! Towards the end of the Hallway is a Utility Room with window, sink, plumbing for washer and drier and space for additional freezer and storage. The useful Ground Floor Shower Room opposite is tiled with linen cupboard and furnished with a white suite comprising shower enclosure, WC and wash hand basin. Chrome ladder radiator.

The Lounge is very elegant. Spacious and light with high ceiling, dual aspect, superb Bay views and partially open to the stylish 'Sun Room'. A continuation of the flooring from the Hallway right through creates an even greater feeling of space. There is a large window seat to the front window to enjoy the view and an internal window to the Hall. Attractive marble hearth and carved surround with living flame gas fire. The Sun Room is a bright, calming and relaxing space with 2 sets of French doors leading in to the Garden and wonderful views towards Morecambe Bay. The formal Dining Room is of superb proportions with a continuation of the engineered mid wood-tone flooring. This room is dominated by the beautiful views through the French doors that lead to the Terrace and Garden. Christmas and dinner parties in this room will be a real occasion.



Lounge



Lounge



Front Garden



Dining Room



Kitchen



Sun Room

The heart of the home, the Kitchen is accessed via the Dining Room or Hallway. A dual aspect room with ceramic tiled floor with underfloor heating and inset ceiling spot lights. Furnished with a range of shaker-style wall and base cabinets of soft green and cream with luxurious black granite work surface with deep 1.5 bowl graphite composite sink. Envious central island. Space for range cooker and dishwasher and built in microwave and wine cooler. Of course there is the obligatory walk-in Pantry - a

real cooks and family Kitchen! The Side Entrance Porch/Boot Room provides space for shoes, coats and muddy boots and has the benefit of underfloor heating.

From the Hallway the shallow stairs lead to the First Floor. The Landing of dreams! The size of a small Apartment with windows enjoying more lovely views. Currently utilised as a Library with reading sofa but could be for whatever you choose. Homework area?

Studio? Teenagers lounging space??? etc. Bedroom 2 is a good Double Bedroom, has a pleasing Bay view (to Blackpool Tower on a clear day) and an En-Suite Shower Room. Bedroom 3 is a spacious Double Bedroom with dual aspect and incredible Bay views. There is also a wall of built in, mirror fronted wardrobes. Bedroom 4 is another well proportioned Double Bedroom with charming Bay views currently arranged with twin beds. Bedroom 5 is currently the properties main Office with corner



Kitchen

window and stunning Bay view.

The Family Bathroom is very modern and luxurious. Beautifully tiled with a white suite comprising corner shower enclosure, WC, wall mounted wash hand basin and free standing deep oval bath.

From the First Floor Landing stairs lead up to the Second Floor with Master Suite. The Dressing Room is on rather a grand scale with this lovely space having discrete built in wardrobes and exposed

ceiling beams but the star of the show is the floor to ceiling window providing the most sublime views to Morecambe Bay and the hills and fells beyond. Hours could be spent here just relaxing and watching the changes in the weather. Stormy or calm, either way the view will not disappoint.

The Master Bedroom is well proportioned with exposed ceiling beams and eaves storage. There is a superb storage cupboard crying out to become a shoe/bag cupboard (with limited head height) - who



Side Entrance



Library

doesn't want to admire their shoes and bags? There is also a further door to additional eaves storage. French doors open on to the Balcony - oh yes - a Balcony - what a spot for morning coffee - preparing for the day ahead gazing at this far reaching view with Blackpool Tower in the distance on a clear day. Wow! The En-suite Shower Room has a white suite comprising shower, square WC and wash hand basin on a grey vanity unit.



Bedroom 2



En-Suite Shower Room



Bedroom 4

Outside - The approach to The Orchard along the long private driveway is impressive to say the least with 'woodland' type Gardens either side. The Driveway is gated and leads to the Parking Areas for several vehicles. There is also a Double Garage with 2 remote up and over doors, power and light. In addition to this there is a super Workshop with power and light.

The Gardens - where to start! There is something here for everyone. The well tended plot amounts to approx 1.2 acres and is a real adventure playground for children with lots of secret 'hidey-holes', pathways and trees to climb - enough space here to keep even the busiest kids or keenest of green fingers occupied! Directly outside the property is a sunny paved terrace which enjoys more of those wonderful views - evening drinks on the terrace please! The 'Main Garden' is just down from the Terrace with a good expanse of lawn stretching around to the side with a variety of mature plants and shrubs. Through the hedge is the lower lawn, with a raised paved Patio catching the evening sun, some very productive fruit trees and a lovely Summer House with decking. There is also a small woodland area with conceal log store and timber store. Around the side of the Double Garage is a raised Garden with Green House, a couple of further fruit trees and vegetable plots.

Accommodation (with approximate measurements)

Entrance Porch

Hallway

Utility Room 10' 0" x 6' 11" (3.05m x 2.11m)

Shower Room 8' 5" x 6' 3" (2.57m x 1.91m)

Lounge 22' 0" x 11' 11" (6.71m x 3.63m)

Sun Room 13' 10" x 8' 8" (4.22m x 2.64m)

Dining Room 21' 5" max x 13' 4" max (6.53m max x 4.06m max)

Kitchen 17' 10" max x 14' 6" max (5.44m max x 4.42m max)

Side Entrance Porch 8' 8" x 4' 7" (2.64m x 1.4m)

First Floor

Library Landing

Bedroom 2 12' 0" x 10' 11" (3.66m x 3.33m)

En-Suite Shower Room

Bedroom 3 13' 3" x 13' 2" (4.04m x 4.01m) plus wardrobes

Bedroom 4 12' 0" x 10' 8" (3.66m x 3.25m)

Office/Bedroom 5 10' 3" x 9' 0" (3.12m x 2.74m)

Family Bathroom

Second Floor

Dressing/Reading Room 15' 8" x 9' 3" (4.78m x 2.82m)

Master Bedroom 14' 7" x 13' 3" (4.44m x 4.04m)

En-suite Shower Room 8' 10" x 5' 8" (2.69m x 1.73m)

Balcony 6' 10" x 5' 1" (2.09m x 1.57m)

Outside

Workshop 9' 6" x 9' 1" (2.92m x 2.78m)

Double Garage 23' 2" x 16' 8" (7.08m x 5.09m)
external measurements

Greenhouse 10' 4" x 8' 2" (3.15m x 2.51m)

Summer House



Bedroom 3



Bathroom



Dressing Room



Bedroom 1



En-Suite Shower Room to Master



View From Balcony

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

Tenure: Freehold. Vacant possession upon completion.

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.

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).



Balcony



Garage

Disclaimer: All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee

of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13.9.25.

Viewing Notes:



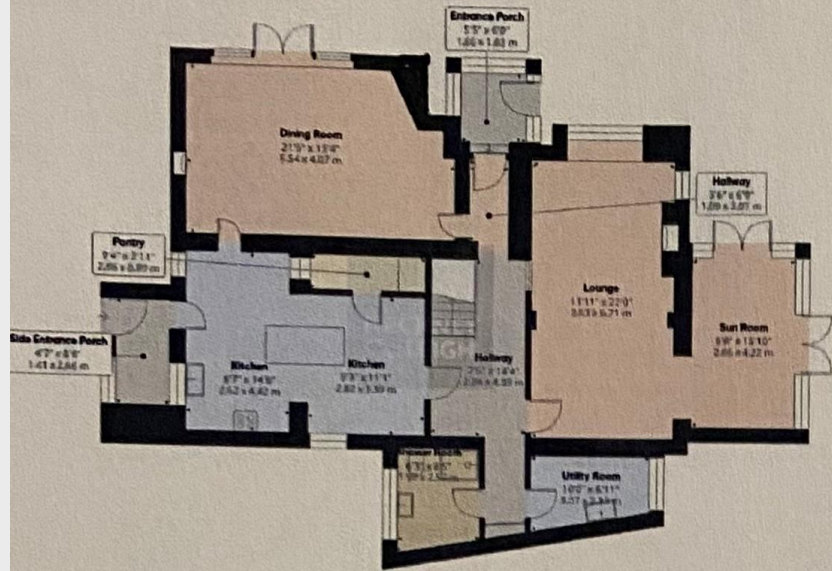
Patio



Garden and View



Aerial View



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2639 ft²
245.3 m²

Reduced headroom

103 ft²
9.6 m²

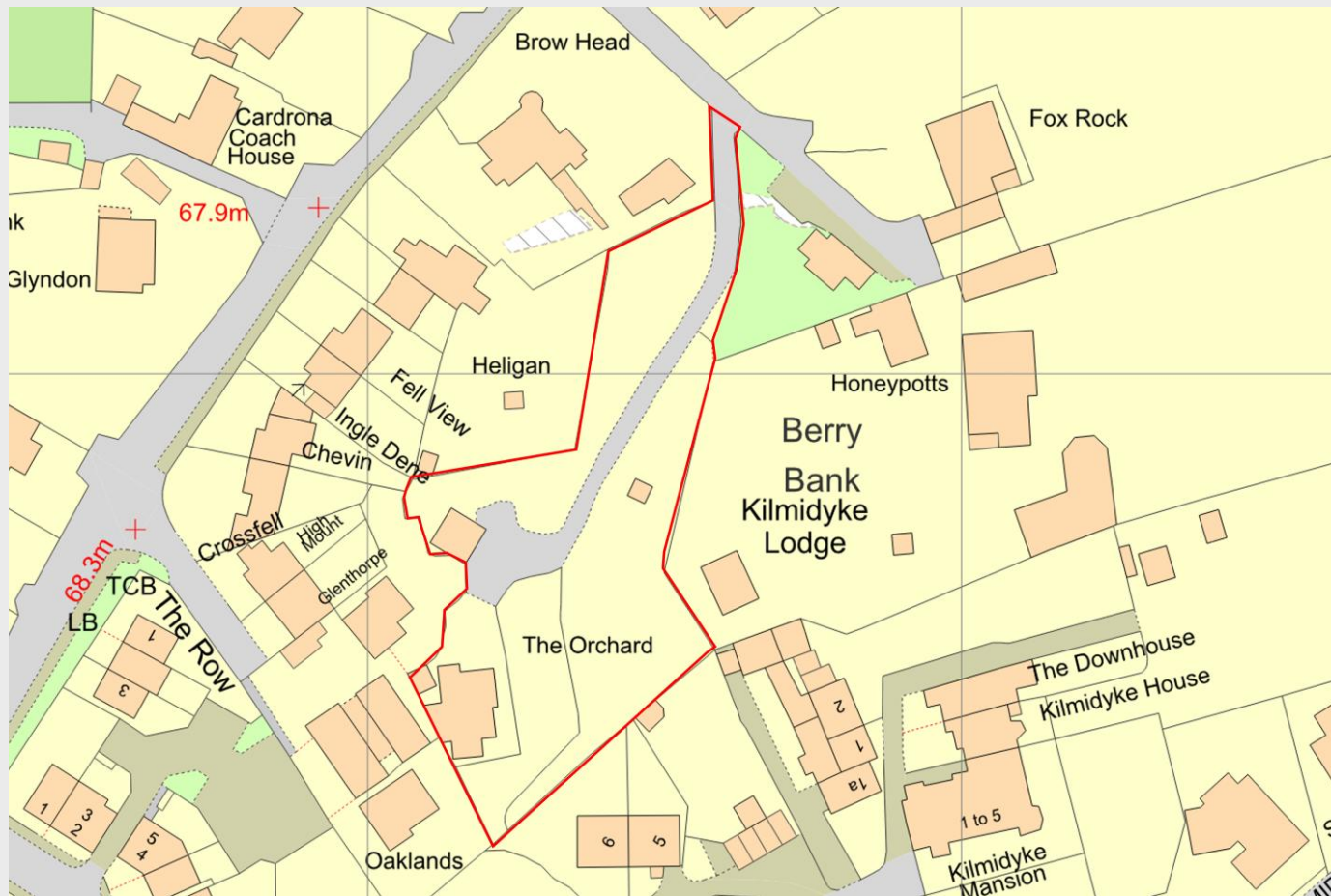
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



© Crown Copyright and database rights 2019 Ordnance Survey -

Location The Orchard is tucked away so privately you are likely to not have even noticed the driveway! Just on the outskirts of the town, approx a 10-15 minute walk or a very short drive. Grange is well served by amenities such as the Medical Centre, excellent Primary School, Post Office, Library, Shops, Cafes & Tea Rooms and a choice of 2 Railway Stations - Grange or Kents Bank. The mile long, level Edwardian Promenade, Band Stand and Ornamental Gardens are pretty and within easy reach.

The renowned Village of Cartmel is approx 2 miles away and is famed for Cartmel Races, Cartmel Sticky Toffee Pudding and the fine dining at L'Enclume. There are several independent gift shops and a well respected Public House or two! Just 20 minutes or so from junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere, Grange over Sands is very convenient and popular with residents and holiday makers alike.

To reach the property continue out of Grange in the direction of Allithwaite along The Esplanade, passing the Fire Station and Medical Centre on the left hand side and continuing to Risedale Hill. Go past the pink Convalescent Home and turn left into the private driveway with stone pillars either side. Take the next right into the shared driveway and keep left for The Orchard.

What3words: souk.softest.midfield