

HACKNEY & LEIGH

Grange-over-Sands

£360,000

The Manse, Fernleigh Road, Grange-over-Sands,
Cumbria, LA11 7HN

With its stone and rendered façade,The Manse is an impressive property boasting abundant space, original features, and views over Morecambe Bay. Its central location provides easy access to Grange's many amenities, making it an ideal family home. Further benefits include much sought-after parking, an enclosed rear Garden, and scope for the new owners to put their own stamp on the property.

The accommodation comprises an Entrance Hall, 2 Reception Rooms, Dining Kitchen and Cloakroom on the Ground Floor. The First Floor offers 4 Bedrooms, a Bathroom and additional separate WC. The Basement provides a useful versatile additional space with Garden access.

No Upper Chain.

4	1	2	E	*Ultrafast Broadband*	*Parking for 3 cars*

Quick Overview

- Central Location
- 4 Bedrooms
- Detached Family Home
- Views towards Morecambe Ba
- Period features
- Off road Parking for 3 cars
- Close to local amenities
- uPVC Doors and Double Glazing
- Gas central heating
- Ultrafast Broadband

Property Reference: G3251



Cloakroom



Dining Kitchen



Dining Area



Reception Room 2/Office

Arriving at the property you can park in one of the 3 spaces allocated to it with its own electric car charging point. From here you can view The Manse, a substantial building with its white uPVC windows and doors all situated in a level position, close to the amenities and with views towards Morecabe Bay.

Upon entering the property through the Side Entrance, you are led into a large Hallway, with its split-level staircase at one end. A number of mixed period style doors lead off the Hallway to various rooms. The first leading to a Cloakroom with a white 2-piece bathroom suite with chrome fittings and extractor fan. Next to this is a handy cloak and storage cupboard and then the large Dining Kitchen. There is certainly no shortage of space in this Kitchen, which features an extensive range of Beech-effect units and a useful peninsula breakfast bar with seating to the left. Completing this practical family Kitchen is a double oven and grill, together with a stainless steel 1½-bowl sink and drainer with mixer tap. A uPVC door connects the front of the property to the Parking Areas (3 cars) with the Kitchen. The Dining Area has ample space for a dining table and further storage if required. Across the Hallway is the first of two doors leading to a generous sized Office or extra Reception Room and opposite this is the door to the well proportioned Main Reception Room with its Art Deco fireplace. Both of these rooms benefit from views towards Morecambe Bay through their curved bay windows with feature radiators and original feature ceiling moldings.

From the Hallway, stairs lead down to the Lower Ground Floor where you will find a large well proportioned Basement with, power, butlers sink and also the gas central heating boiler. Rear door leading to the Garden.

When ascending the main staircase you come to a generous sized Landing with access to all rooms and the loft hatch. The large Master Bedroom has a curved bay window with views towards Morecambe Bay. Bedroom 2 also has a large bay window, with views to the Bay. Bedroom 3 is a good sized single bedroom and Bedroom 4 is also a good sized double room with a front aspect. There is a Separate WC with a cream 2 piece suite with chrome fittings and extractor fan. The spacious family Bathroom is fitted with a 3-piece beige suite complemented by chrome fittings, along with a separate shower cubicle. Additional features include an extractor fan and cupboard housing the hot water cylinder.

The Garden is a good size and has mature shrubs and an access gate to Kents Bank Road for that all important trip to the town centre and its amenities.



Reception Room



Dining Kitchen



Reception Room



Basement



Bedroom 1



Bedroom 2

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. The Manse can be found on the left hand side, a short distance from the small pathway leading down to the Co-op.

What3words - notices.wonderful.chart

Accommodation (with approximate measurements)

Hallway 12' 4" x 5' 9" (3.77m x 1.77m)
Cloakroom 7' 0" x 3' 7" (2.15m x 1.10m)
Dining Kitchen 21' 10" x 9' 9" min (6.66m x 2.99m min)
Reception Room 1 14' 2" min x 12' 5" (4.34m min x 3.79m)
Reception Room 2/Office 15' 8" max 9' 4" (4.79 m max x 2.86m)
Basement 21' 11" x 12' 6" min (6.69m x 3.81m min)
Bedroom 1 15' 0" min x 12' 4" (4.58m minx 3.76m)
Bedroom 2 13' 7" min x 10' 11" (4.15m min x 3.35m)
Bedroom 3 8' 8" x 7' 1" (2.66m x 2.17m)
Bedroom 4 10' 4" x 10' 1" max (3.16m x 3.09m max)
WC 5' 8" x 4' 0" (1.73m x 1.22m)
Bathroom 8' 11" x 8' 11" (2.73m x 2.72m)

Services: Mains gas, water, electricity and drainage.

Tenure: Freehold.Vacant possession upon completion).

Council Tax: Band D. Westmorland and Furness Council.

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 £1100 - £1200 per calendar month subject to some updating. For further information and our terms and conditions please contact the office.



Bedroom 1



Views towards Morecambe Bay



Rear Aspect



Bathroom



Basement

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Meet the Team

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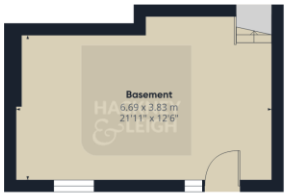


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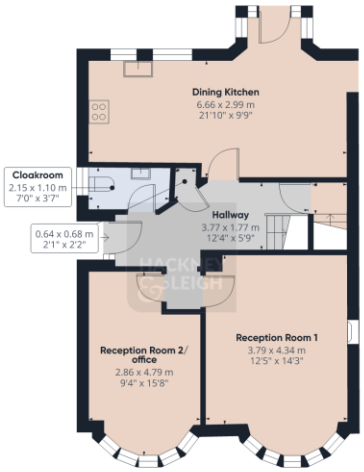


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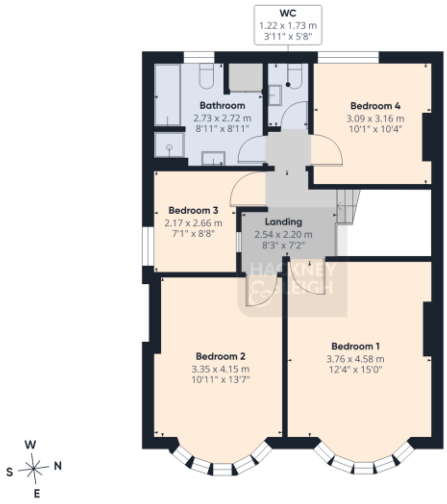
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Floor -1



Floor 0



Floor 1

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Approximate total area(1)

156.6 m²

1685 ft²

(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.

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