



**POOLE  
TOWNSEND**

# The Holly Tree, The Crescent, Grange over Sands, LA11 6AW

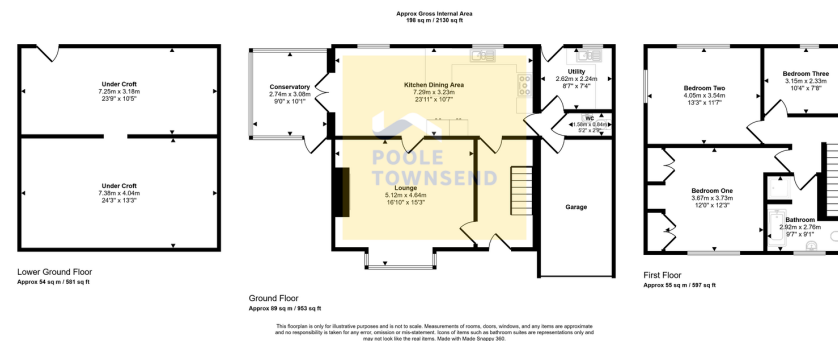
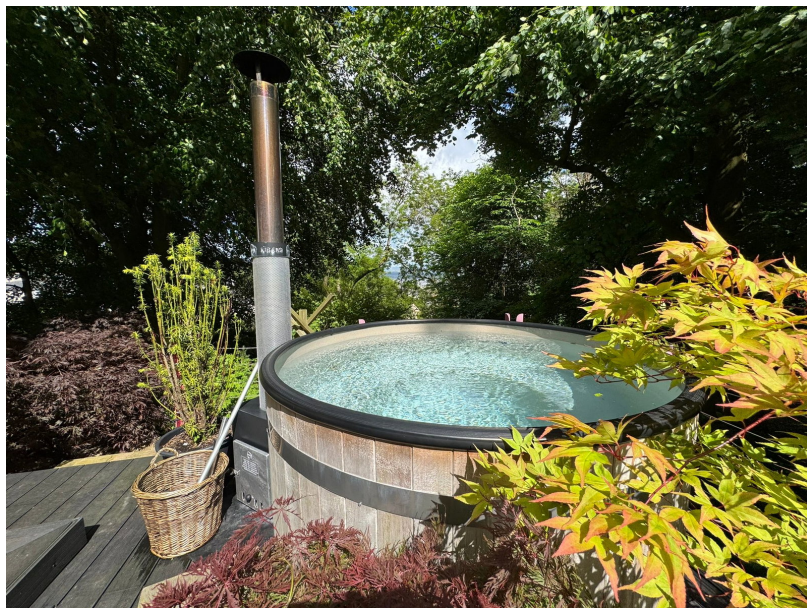
£575,000

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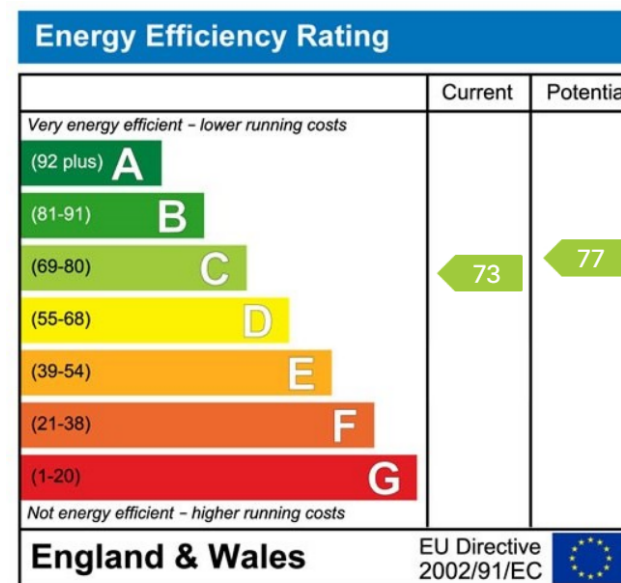


- Peaceful, quiet residential cul-de-sac on the outskirts of town
- Beautifully presented - stylish, bright and well-proportioned
- Cosy lounge with charming multi-fuel stove and woodland outlooks
- Practical ground floor layout with utility room, cloakroom and integral garage
- Well maintained gardens, dedicated spaces for outdoor dining/relaxation and hot tub
- Detached three-bedroom home backing onto woodland for exceptional privacy
- Spacious kitchen/diner ideal for daily family life and entertaining
- Light-filled conservatory with direct access to the landscaped rear gardens
- Three generous double bedrooms with contemporary four-piece family bathroom
- Full-height undercroft providing substantial storage and flexible use potential





Tucked away in a peaceful residential cul-de-sac and backing directly onto open woodland, this impressive three-bedroom detached family home offers an exceptional blend of style, comfort and privacy on the outskirts of Grange-over-Sands. Beautifully presented throughout, the property features bright and well-proportioned accommodation, including a spacious kitchen/diner which flows effortlessly into a cosy lounge with multi-fuel stove and a bright conservatory opening onto the landscaped gardens. The ground floor also benefits from a utility room, cloakroom and integral garage. Upstairs are three generous double bedrooms and a modern four-piece bathroom. Outside, the meticulously maintained gardens provide a tranquil retreat with areas for dining, relaxing and a hot tub. A full-height under croft beneath the property offers excellent additional storage and versatility.



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