



Grange-over-Sands

£415,000

5 Kents Bank House , Kentsford Road, Grange-over-Sands, Cumbria, LA11 7BB

This delightful home forms part of an attractive Grade II listed Period property, full of character and charm and is beautifully presented throughout in a tranquil corner of sought-after Kents Bank. Perfectly positioned within easy reach of the local train station, it also enjoys glimpses of beautiful Morecambe Bay beyond.

The spacious accommodation has been thoughtfully arranged to offer both comfort and practicality. An inviting Lobby and Hallway lead to a Cloakroom, a well-fitted Kitchen, and a bright Dining Area. The spacious Lounge is ideal for relaxing or entertaining, while a separate Utility room adds everyday convenience. Upstairs, there are 3 double Bedrooms – including a principal suite with En-suite Shower Room – along with a stylish family bathroom.

Outside, the property benefits from a sunny, private Patio, Garage and private Parking space, as well as access to mature Communal Gardens that create a lovely sense of space.

Quick Overview

Grade II Listed Period Property
Views towards Morecambe Bay
Spacious well presented accommodation
Stylish Bath/Shower Rooms & bespoke Kitchen
Lovely Patio Area
Garage and Parking space
Beautiful Communal Grounds
Good access to the Promenade
Kents Bank Station close-by
Superfast Broadband



3



2



1



C



Superfast



Garage and
Parking Space

Property Reference: G3136



Entrance Hall



Living Room



Kitchen



Dining Room

The main door to No.5 Kents Bank House is to the rear. Step down to the small Patio area to the Covered Entrance Porch with bespoke stained glass and leaded front door and side windows leading into the Entrance Lobby. Glazed door to the Inner Hall and access to Cloak Room with WC and corner wash hand basin. The Inner Hallway has sanded floorboards and stairs leading to the First Floor with attractive Roger Oates stair runner. Off the Inner Hallway is the Utility Room with fitted base cabinets, marble effect laminate worktop, upstands and single drainer stainless steel sink unit. Fitted wall shelves and Worcester Bosch Greenstar combination boiler installed in 2024.

From the Inner Hall, the lovely Dining Area has sanded floorboards and attractive ballustrading plus steps down in to the impressive and grand Lounge with high corniced ceiling. Light and bright with large sash window and double doors to Patio providing delightful views over the Communal Gardens to Morecambe Bay beyond. Attractive sandstone style fireplace with coal effect living flame gas fire, bespoke fitted library shelving and solid wood parquet flooring. The Kitchen was re-fitted in 2021 with attractive bespoke painted cabinets in Farrow and Ball 'All White' and complemented by bronze handles and marble effect, acrylic worktop and upstands with inset ceramic sink. Integrated Bosch dishwasher, fridge freezer and space for cooker. Wall mounted cooker hood, electric remote controlled blind fitted to the window and sanded floorboards.

From the Hallway the stairs (with large Velux roof window) providing an abundance of light rise to First Floor Landing with sanded floorboards and airing cupboard with shelves and radiator. Loft hatch with pull down ladder which leads into the part boarded loft. There are 3 Double Bedrooms all with fitted carpets and a spacious modern Bathroom on this floor. Bedroom 1 is a light and bright, well proportioned double room, with part panelled wall and has an excellent range of fitted bedroom furniture, two with mirrored doors. There are delightful views of the Communal Grounds and to Morecambe Bay beyond. The en-suite Shower Room was replaced in 2023 and has a 3 piece white suite comprising Kudos shower enclosure with Mira shower, wall hung basin and low flush WC. Complementary part tiled walls, ladder style radiator and ceiling light. Bedroom 2 is a larger than average double room again with a lovely aspect into the Grounds with glimpses of Morecambe Bay through the double glazed sash window. Bedroom 3 is a lovely double room with a rear aspect, part panelled wall and a range of fitted wardrobes. The attractive stylish Bathroom was replaced in 2024 to a high standard and has 'Amtico' flooring and a 3 piece white suite comprising panelled bath with Victorian style shower attachment to taps, low flush WC and Neptune oak washstand with marble top. Shaver point and heated towel rail.

5 Kents Bank House also has the use of several Communal Rooms including Garden Store and miscellaneous stores (ideal to store garden equipment, bikes etc), Bin Store and Meter Room. There is a single Garage with up and over door, power and light, and additional parking space directly in front. To the front of the property there is a paved sunny and private open Patio area with space for table, chairs and container planting, making this a super spot to enjoy the Communal Gardens, tranquillity and views. In



Dining Room



Living Room



Bedroom 1



Ensuite



Bedroom 3



Bedroom 2

addition, residents are able to enjoy the beautifully presented Communal Gardens of Kents Bank House.

Location This peaceful corner of Kents Bank benefits from the Railway Station being a stone's throw away and is around a mile to the centre of Grange-over-Sands and the amenities provided such as Medical Centre, Library, Primary School, Shops, Cafes & Tearooms and of course the picturesque Edwardian Promenade and Ornamental Gardens.

To reach the property proceed out of Grange in the direction of Allithwaite, as the road levels turn left into Carter Road and follow the road round into Kentsford Road. Follow the road and just before you come to Kents Bank railway station you will see the property set back on the right hand side.

What3words: mountains.rumbles.winemaker

Accommodation (with apprioximate measurements)

Entrance Lobby

Cloakroom

Inner Hallway

Utility Room 7' 2" x 5' 10" (2.19m x 1.79m)

Dining Area 7' 11" x 7' 8" (2.42m x 2.35m)

Kitchen 11' 3" x 7' 8" (3.43m x 2.35m)

Living Room 25' 8" x 23' 0" (7.84m x 7.03m)

Landing

Bedroom 1 (plus en-suite bathroom) 14' 7" x 13' 6" (4.45m max x 4.12m max)

Bedroom 2 16' 9" x 11' 6" (5.12m x 3.51m)

Bedroom 3 15' 2" x 8' 11" (4.63m x 2.73m)

Bathroom

Garage 19' 0" x 7' 11" (5.81m x 2.42m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. The gas boiler was replaced by a Worcester Bosch Greenstar Highflow boiler in 2024 (7 year manufacturer's guarantee).

Tenure: Leasehold subject to a 999 year lease dated the 1 May 1998 with a share of the Freehold.

The leaseholders together own Kentsbank House Management Company Ltd which in turn owns the freehold of the land and properties on the site. The Management Company - supported by its appointed managing agent Matthews Benjamin - arranges the buildings insurance, maintains and decorates the exterior of all of the properties and communal stores and maintains the communal gardens and grounds. All leaseholders pay a monthly estimated service charge to provide for these services. For the current financial period 31.7.25/26 the service charge is paid by a monthly standing order of £225 (equating to £2,700 annually).

Council Tax: Band E. Westmorland and Furness Council.

Conservation Area: This property is located within Grange-Over-Sands Conservation Area.



Living Room



Communal Garden



Private Patio



Kitchen



Living Room

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 – £1150 per calendar month. For further information and our terms and conditions please contact the Office.

The lease allows letting this property to tenants and use of the property for short-term holiday letting, subject to the terms of the lease.

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).

Meet the Team

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Viewings available 7 days a week
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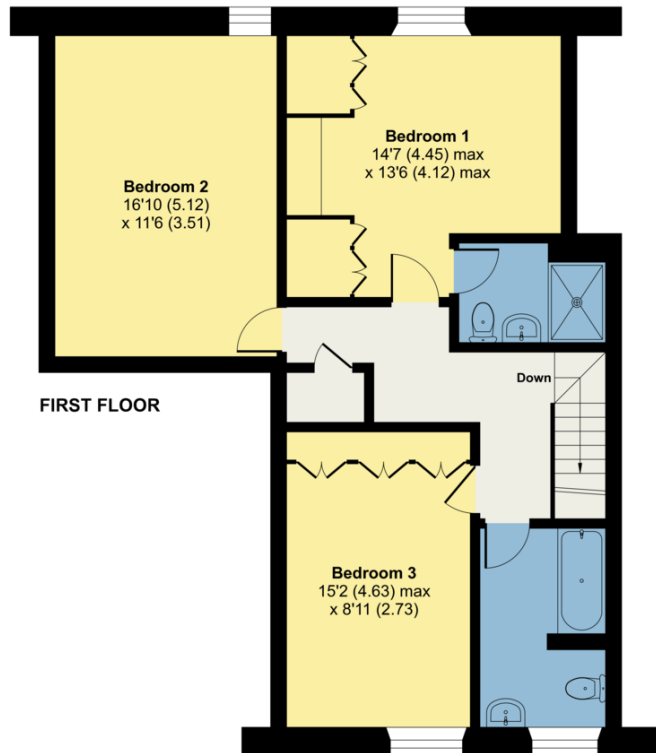
Kentsford Road, Grange-Over-Sands, LA11

Approximate Area = 1510 sq ft / 140.2 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1711 sq ft / 158.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1345218

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