CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

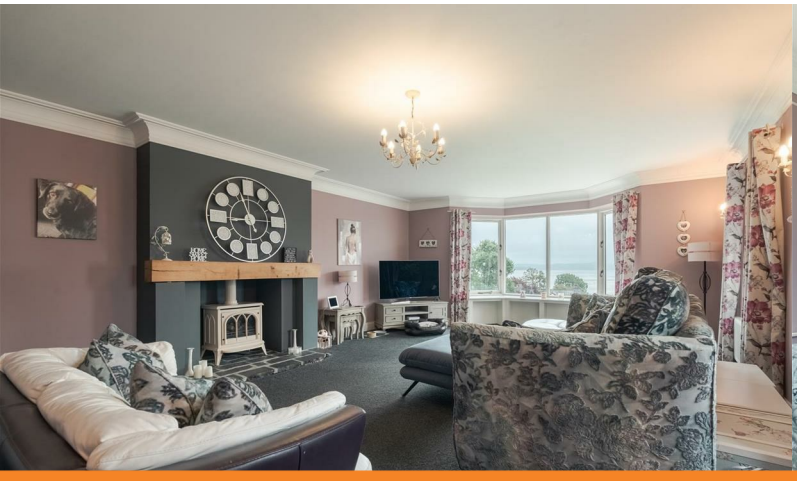


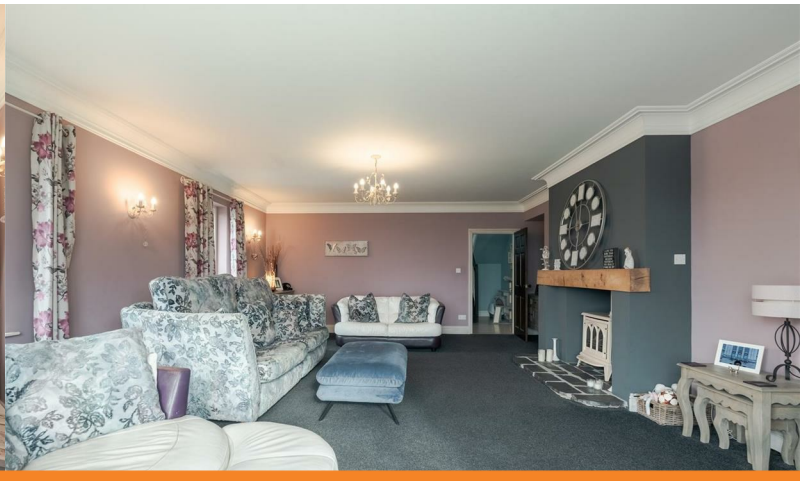
Beech Hill Methven Road

Grange-Over-Sands, LA11 7DU

Offers In The Region Of £860,000

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Beech Hill Methven Road

Grange-Over-Sands, LA11 7DU

Offers In The Region Of £860,000







We are delighted to present to you, this truly impressive detached family home, ideally situated close to the centre of Grange-over-Sands and boasting stunning panoramic views across the Estuary. Offering substantial and versatile accommodation, the property is perfectly suited to modern family living, with the open-plan living/kitchen/diner, providing a superb heart to the home. Externally, the property continues to impress, with ample off road parking and a detached garage complete with roof terrace. To the front is a sizeable lawned garden, offering an excellent outdoor space for families and entertaining. The garden may also offer potential for development, subject to obtaining the necessary planning permissions and consents. Properties of this calibre, combining substantial accommodation, generous outside space, spectacular Estuary views and a highly convenient location, rarely come to the market. Early viewings are strongly recommended.

Access this impressive detached property via a gated driveway, providing a private and welcoming approach to the home.

The property is entered via a welcoming entrance hall, providing access to the WC and principal ground floor accommodation.

The main family lounge is a generous and versatile reception room, offering plenty of space for comfortable seating and dining. A Bay window to the front floods the room with natural light while also enjoying stunning views towards the Estuary. A log burner effect gas fire provides a cosy and inviting focal point, perfect for relaxing evenings. Adjacent to the lounge you will find the study, providing an ideal space for home working or hobbies.

The heart of the home is undoubtedly the impressive kitchen/diner/family room. This spacious and versatile area provides plenty of room for dining, entertaining and relaxed family seating, making it the perfect hub for modern family life. Large sliding doors open directly onto the patio, creating a wonderful connection between the indoor and outdoor spaces and providing the ideal setting for enjoying the beautiful Estuary views with family and friends. The kitchen area is well appointed with a range of fitted units, work surfaces and an island. The integral appliances include: the gas hobs, electric fan oven and dishwasher. There is also plenty of space for a free-standing American fridge freezer. Also on the ground floor is a useful utility room, providing dedicated space for laundry and white goods.

On the opposite side of the ground floor, accessed via a short flight of stairs, are two well proportioned double bedrooms. One bedroom benefits from French doors opening directly onto the side patio area, making it a particularly versatile space with excellent potential for use as a guest bedroom, additional reception room or home office. The second bedroom features built in storage and dual aspect windows, creating a bright and naturally lit room.

Ascending to the first floor, the property offers three further bedrooms, providing excellent accommodation for a large or growing family. The bedrooms are arranged around a central landing, with useful storage cupboards also provided. The master benefits from its own modern and tastefully decorated en suite shower room, whilst the remaining bedrooms are served by a four piece family bathroom comprising of a freestanding claw foot bath with shower attachment, WC, wash basin and a separate walk-in shower.

Externally, the property offers extensive parking, together with a detached garage featuring a fantastic roof terrace, providing a wonderful vantage point from which to enjoy the stunning views across the Estuary. To the front of the property is the generous area of garden and lawn offering an excellent outdoor space for family life, children's play and entertaining, with plenty of scope to enjoy the beautiful surroundings. Superb scope for development subject to relevant planning permissions.

Entrance Hall
12'0" x 5'10" (3.683 x 1.792)

Ground Floor Hallway
9'10" x 7'0" (3.000 x 2.156)

Living Room
26'1" x 16'8" (7.952 x 5.104)

Dining Room
18'9" x 17'0" (5.739 x 5.191)

Kitchen
12'1" x 9'2" (3.694 x 2.801)

Study
10'9" x 7'1" (3.279 x 2.180)

WC
6'8" x 4'3" (2.036 x 1.304)

Utility
11'1" x 7'10" (3.397 x 2.397)

Bedroom One
16'11" x 14'0" (5.157 x 4.292)

En Suite
10'0" x 7'0" (3.067 x 2.150)

Bedroom Two
13'9" x 10'9" (4.210 x 3.295)

Bedroom Three
12'1" x 11'8" (3.688 x 3.570)

Bedroom Four
12'0" x 8'11" (3.675 x 2.730)

Bedroom Five
12'8" x 8'10" (3.861 x 2.709)

Shower Room
9'3" x 8'7" (2.832 x 2.633)



- Impressive detached family home
- Open plan living accommodation
- Sizeable front garden, suitable for development, subject to relevant planning permission
- Ample off road parking
- Council tax band - E
- Stunning views over the Estuary
- En suite shower room to the master bedroom
- Detached garage with roof terrace
- Close to amenities and transport links

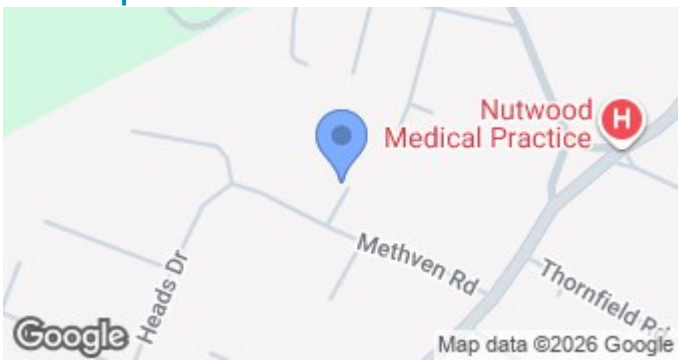








Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

