

**HACKNEY
& LEIGH**
Sales



Woodlea, The Heads, Grange-over-Sands, Cumbria, LA11 7EE

www.hackney-leigh.co.uk



Side Aspect



Grange-over-Sands

£895,000

Woodlea

The Heads

Grange-over-Sands

Cumbria

LA11 7EE

Set within its own substantial grounds, this impressive 4-5 Bedroom Detached home offers breathtaking, far-reaching views across Morecambe Bay to the picturesque fells beyond. Perfectly positioned for convenience, it's just a short walk into the delightful town centre of Grange-over-Sands, with an excellent array of independent shops and local amenities.

Step inside to discover generously proportioned rooms with tall ceilings that create an airy, elegant ambience. The accommodation features an imposing Entrance Hallway 3 Reception Rooms, a spacious Dining Kitchen, a practical Utility Room, a Hobbies Room with Shower Room off and Separate WC. Upstairs, you'll find 5 Bedrooms (1 En-Suite) and a well-appointed family Bathroom.

Outside, the beautifully tiered Gardens provide multiple levels for relaxation and entertaining, complemented by private parking for 2/3 vehicles.

This rare gem combines timeless character with contemporary appeal—contact us to arrange a viewing.

From the Parking area steps lead round to the Main Entrance via an extensive slate-paved terrace where you encounter the first of many spectacular views across Morecambe Bay to the delightful fells beyond. The arched uPVC double glazed combination door with side windows leads to the striking, classically pillared entrance with seating area and slate steps leading into the generous and welcoming Entrance Hall that instantly creates a sense of space and warmth. There is an attractive wide return oak spindled, part-panelled and balustraded staircase to the first floor with storage cupboard under. Separate WC with concealed cistern and small wash hand basin, single glazed sash window and part panelled walls and ceramic tiled floor.

The Lounge is an elegantly well proportioned, bright room with an attractive sandstone fireplace with Aga multifuel stove and mirror over. A beautiful mullioned bay window with arched surround that frames the exceptional views over the gardens, playing fields and out towards Morecambe Bay and beyond.



Entrance



Hallway



Lounge



Lounge



Breakfast Kitchen



Lounge

The Breakfast Kitchen is equally as impressive, a beautifully bright room with an attractive range of 'antique white' wall and base cabinets with polished oak worktops, single drainer 1½ bowl white porcelain sink unit and splash back tiling. Integrated dishwasher, fridge and freezer along with a free-standing Rangemaster Classic 90 cooker with Belling cooker hood over. The Rangemaster was installed in 2022 - fully electric, dual oven, induction hob and 5 rings. The uPVC

mullioned bay window with arched surround once again provides stunning bay views. Ample space for formal and casual dining. Karndean floor and inset ceiling lights.

The Dining Room has a side aspect and recessed cupboard and bookshelves. The Hobbies Room or occasional extra Guest Bedroom offers versatility and is a lovely room with pleasant aspect into the side garden. A door leads into downstairs Shower

Room. which has a white suite, comprising double shower enclosure, WC with concealed cistern and circular wash hand basin. Part tiled walls, tiled floor and a chrome ladder style radiator. From the Entrance Hall a glazed door opens in to the Utility/Boot Room, a most practical room with fitted wall and base units with panelled splash back and 1½ bowl single drainer stainless steel sink unit. Plumbing for washing machine, space for fridge and uPVC double glazed rear entrance door- This



Breakfast Kitchen

room is also an ideal anteroom for those entering from the garden or returning home after a walk with muddy boots and paws!

From the Entrance Hall the attractive return staircase rises to the First Floor via the Half Landing which leads to Bedroom 5 which has a triple aspect and benefits from an abundance of natural light. Here you'll also find the airing cupboard, housing the hot water cylinder and

water pressure system, along with useful shelving and a radiator - ideal for airing linen.

Further stairs ascend to a spacious Landing with an additional fitted storage cupboard with radiator. Here there are 4 further Bedrooms and the Family Bathroom. Bedrooms 1 and 2 are both spacious double rooms with panoramic views to Morecambe Bay and beyond - one has an En-Suite Shower Room the other has a wash hand basin



Breakfast Kitchen



Breakfast Kitchen

and freestanding large double wardrobe. Bedroom 3 is also a well proportioned double with a side aspect, wash hand basin and freestanding double wardrobe. Bedroom 4 is a smaller double room with super bay views. The Family Bathroom has a 4 piece white suite with complementary part tiled walls and tiled floor and comprises bath, shower enclosure, WC with concealed cistern and circular basin with cupboard under and to side. Either Bedroom 4 or 5 would make an ideal



Dining Room



Hobbies Room



Utility Room

Study/Office/Studio if required.

Externally accessed, the Boiler Room houses the Worcester wall-mounted gas central heating boiler and Zilmet water pressure system. Also externally accessed is a generous undercroft/workshop/cellar providing excellent storage space - an ideal for the keen DIY enthusiast or for keeping garden equipment etc.

Outside there are substantial tiered grounds amounting to approx ½ an acre framed at the front and side by attractive beech hedging. Part of the lawned inner garden is surfaced with artificial grass laid on top of a hard standing making it ideal for soft ball tennis, croquet or relaxed family recreation! Leading directly off the drive, this sizeable area could be used for extra parking or for a garage or other outbuildings. Paved pathways and well stocked herbaceous and shrub borders. There is also a super Summer House ideal as a garden store or as a children's playhouse.

From here steps descend down to the Undercroft and a delightful paved Terrace a super spot to enjoy a barbecue or to just relax and enjoy the expansive views. Slate paved steps lead down through tiered herbaceous and shrub borders, which provide year-round colour and interest, to a level gravel pathway and the main garden which is predominately laid to lawn with flowing trees and shrubs. An archway in the hedge leads downward

to the lower garden which features mature shrubs, flowering trees and heathers bounded by yew and beech hedging. There is Parking for 2-3 cars on the tarmac driveway.

Accommodation (with approximate measurements)

Entrance 9' 1" x 4' 9" (2.77m x 1.45m)

Entrance Hall 14' 0" x 10' 0" (4.27m x 3.05m)

Lounge 18' 1" into bay x 12' 10" (5.51m into bay x 3.91m)

Breakfast Kitchen 22' 1" into bay x 13' 5" (6.73m into bay x 4.09m)

Dining Room 13' 4" x 10' 3" (4.06m x 3.12m)

Separate WC

Utility/Boot Room 16' 9" x 8' 3" min (5.11m x 2.51m min)

Hobbies/Guest Bedroom 11' 1" x 9' 8" (3.38m x 2.95m)

En-Suite Shower Room 6' 4" x 4' 6" (1.93m x 1.37m)

Half Landing

Bedroom 5/Study/Office 16' 10" x 8' 10" (5.13m x 2.69m)

Gallery Style Landing 10' 0" x 9' 8" (3.05m x 2.95m)

Master Bedroom 14' 11" max x 12' 11" max (4.55m max x 3.94m max)

En-Suite Shower Room 5' 10" x 5' 0" (1.78m x 1.52m)

Bedroom 2 14' 11" x 12' 10" (4.55m x 3.91m)

Bedroom 3 14' 11" x 13' 5" (4.55m x 4.09m)

Bedroom 4 9' 11" x 9' 3" (3.02m x 2.82m)



Landing



Bedroom 1



En-Suite Shower Room - Bedroom 1



Bedroom 3



Bedroom 4



Bedroom 2

Family Bathroom 9' 4" max x 8' 2" max (2.84m max x 2.49m max)

Outside

Summer House

Boiler Room

Undercroft/Workshop/Cellar 14' 5" x 12' 6" (4.39m x 3.81m)

Services: Mains water, electricity, gas and drainage. The gas boiler was installed in 2019 and has 6 years of its warranty remaining. The central heating is a dual system enabling the towel rails and radiators in the Utility Room, Airing Cupboard and Landing Linen Cupboard to be operated independently in the warmer months. All windows and doors throughout the property are double glazed apart from those in the downstairs WC (retained for heritage purposes),

the boiler room and the undercroft.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band G. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom 5



Bathroom



Cellar

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices. Please note - the cavity wall insulation has been removed.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

Viewing Notes:



Side Garden



Summer House





Floor 0

Approximate total area⁽¹⁾

212.7 m²
2290 ft²



Floor 1

(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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Location Well located for a short, level walk into Grange over Sands which boasts excellent Primary School, Medical Centre, Library, Post Office, Railway Station, Shops, Cafes/Tea Rooms and picturesque Edwardian Promenade. Grange is a small, friendly, sea-side town conveniently situated just around 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property proceed up Main Street, keeping left at the mini roundabout and following The Esplanade into Kents Bank Road. Proceed past the Fire Station and take the second left in to 'The Heads'. Woodlea is the first property on the right hand side.

What3words:

<https://what3words.com/fend.large.looms>

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