

## Grange-over-Sands

Auction Guide Price **£465,000**

Garth House, Kents Bank Road, Grange-over-Sands,  
Cumbria, LA11 7HD

**Being Sold via Secure Sale online bidding. Terms & Conditions apply.**

A Detached period Family Home of incredible proportions, occupying a superb and convenient location offering so much but not least some wonderful views towards Morecambe Bay. Now undergone a programme of works to include updated Kitchen, new radiators and pipework, electric consumer units, sophisticated radon mitigation system, emulsions throughout plus with new carpets and more! Garth House is ready to walk into.

Ideal for the larger family or those seeking a B & B perhaps. Comprising Vestibule, Hallway, Lounge, Morning Room, Dining Room, Kitchen, 2/3 Cellar Rooms, 4 Double Bedrooms, 1 Single Bedroom, Bathroom and 3 further versatile Attic Rooms. Outside: Double Garage, Stores, WC, Garden and Parking. Viewing to appreciate is highly recommended.



5



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Superfast  
Broadband



Double Garage  
and Parking

### Quick Overview

Being Sold via Secure Sale online bidding.

Immediate 'exchange of contracts' available

Detached - 5 Bedrooms + 3 Attic Rooms

3 Receptions - 1 Bathroom

Convenient and prominent position

Lovely Bay Views

Workshop and Stores

Generous outdoor space

Undergone a programmed of works

Double Garage and ample Parking

No upper chain

Superfast Broadband available\*

Property Reference: G3078



Private Driveway



Kitchen



Dining Room



**Description** Garth House has recently undergone a programmed of works to create this well presented home with neutral, fresh décor - just ready for the lucky new owners to turn the key and move in. The comprehensive upgrading has included installation of a sophisticated radon mitigation system/positive air system, new radiators and pipework, new electric consumer units, updated Kitchen, new carpets and flooring, freshly emulsioned throughout, replacement staircase to cellar with full re-rendering, chimney vents replaced and waterproofed and finally new facias and gutters to the dormer windows.

This imposing property is wonderful with some incredible period features, rooms of exceptional proportions, space for even the largest of families (perhaps potential for B & B or to accommodate a dependent relative or two, or maybe perfect for the home workers). A superb location with a short, level walk to the amenities of the town, heaps of versatility to use as you wish and magnificent Bay views from the Terrace and First and Second Floor Rooms!

It is not often you find a property of this size that has not been converted into flats and we really can't recommend a viewing highly enough to really appreciate the magnificence and potential for yourself. Adding to the wonder of this super property are the splendid traditional features, such as beautiful original doors, high corniced ceilings, ceiling roses, original sash windows to name but a few.

The main front door opens into the Entrance Vestibule with half glazed original door into the Hallway. The Hallway is spacious and inviting with decorative arch, high corniced ceiling, magnificent original staircase and traditional doors to the Ground Floor Rooms. The Morning Room is a charming, well proportioned room with large walk in bay window affording pleasing views over the Garden and glimpses of Morecambe Bay. Gas fire with tiled surround. The Lounge is an impressive size with side window and lovely, walk in bay window with similar Garden views and glimpses towards Morecambe Bay. Feature Sandstone style fireplace with inset gas fire. Door to Kitchen which is situated to the rear and is furnished with a range of grey wall and base cabinets with inset sink unit. Original recessed pantry cupboard. Central heating boiler, Nuaire ventilation unit and external rear door and window.

A door from the Kitchen leads in to the former Dining Room which has a rear outlook and wall mounted gas fire with wooden surround. This versatile room has most recently been used as a Bedroom with enclosed En-suite WC and wash hand basin. Door to the Hallway.

From the Hallway there is an external side door and door with steps (recently replaced) down into the Cellar. There is power and light and has recently been re-rendered and re-decorated and consists of two main rooms ideal for storage/workshop and ideal for wine storage! From the Hallway the stunning, wide tread return staircase with original ornate spindles and balustrades leads to the half landing with wonderful original stained glass window and up to the main Landing which is spacious and provides access to all rooms.

There are 4 well proportioned Double Bedrooms, 2 with lovely views towards Morecambe Bay, 2 with rear aspect and 1 with side aspect. All have double glazed windows hand wash and basins. Bedroom 5 is a large single with single glazed sash window. The Bathroom is also of large dimensions and has a 4 piece white suite comprising WC, wash hand basin, bath and shower enclosure. A door provides access to the narrow staircase that leads up past a large window to the Second Floor.

The Second Floor has 3 further Attic Rooms, 2 with simply breath-taking Bay views from the dormer windows and 1 with built in furniture to the rear. These rooms could be further double Bedrooms if required or perhaps reconfigured to create a wonderful Master Suite, Teenagers



Lounge



Kitchen



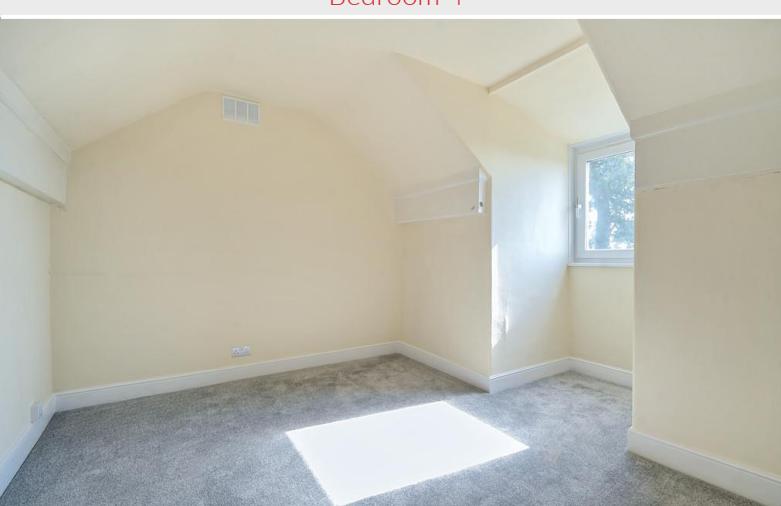
Bedroom 2



Bedroom 3



Bedroom 4



Office / Bedroom 7

space, Offices - there are many possibilities.

Externally to the rear is a superb Double Garage with 2 up and over doors, power and light. There are also 2 stone Out Houses, 1 with power, light and old shallow sink, 1 store room and a useful WC. There is also extensive Parking to the rear for several cars. The main Garden is to the front and will not disappoint. Ample space for children to play with spacious level lawn (ideal croquet!), deep, well stocked borders, original stone steps passing more rockeries which are planted with a fragrant and colourful range of plants to the Terrace. The paved Terrace is right outside the front door and is a real joy. An absolute sun trap and wonderful space to entertain, or simply sit quietly and watch the world go by. The outside space complements inside perfectly.

**Location** Garth House enjoys a prominent and convenient location in Grange over Sands with amenities such as Medical Centre, Railway Station, excellent Primary School, Library, Post Office, Shops, Cafes and Tearooms all within walking distance. The picturesque Edwardian Promenade is just a stones throw away along with the Ornamental Gardens and Band Stand.

Grange over Sands is a small and friendly town around approx 15 minutes drive from the M6 motorway and approx 10 minutes to the base of Lake Windermere. Grange-over-Sands is a mainline station for the Carlisle to Lancaster line, including a stop for the direct Barrow to Manchester airport service. Kents Bank Road enjoys a very convenient location, but also enjoys a quiet residential feel.

To reach the property proceed up Main Street to the mini roundabout at the top, keeping left on to The Esplanade. Turn right into Cross Street, right again and then Garth House can be found immediately on the left hand side.

#### Accommodation (with approximate measurements)

##### Vestibule

##### Hallway

**Morning Room** 15' 9" into bay x 11' 11" (4.8m into bay x 3.63m)

**Lounge** 24' 3" x 12' 1" into bay (7.39m x 3.68m into bay)

**Kitchen** 14' 3" x 11' 2" (4.34m x 3.4m)

**Dining Room** 14' 0" x 12' 1" (4.27m x 3.68m)

##### Rear Porch

**Cellar Room 1** 16' 0" into bay x 11' 6" (4.88m into bay x 3.51m)

**Cellar Room 2** 11' 9" x 11' 6" (3.58m x 3.51m)

**Bedroom 1** 12' 5" x 12' 0" (3.78m x 3.66m)

**Bedroom 2** 12' 0" x 12' 0" (3.66m x 3.66m)

**Bedroom 3** 12' 4" max x 12' 0" max (3.76m max x 3.66m max)

**Bedroom 4** 11' 6" x 9' 11" (3.51m x 3.02m)

**Bedroom 5** 12' 0" x 7' 11" (3.66m x 2.41m)

##### Bathroom

**Playroom (Bedroom 6)** 12' 0" x 9' 3" into bay (3.66m x 2.82m) into bay

**Study (Loft Bedroom 7)** 12' 0" x 9' 3" into bay (3.66m x 2.82m) into bay

**Hobbies Room (Loft Bedroom 8)** 12' 4" x 10' 4" (3.76m x 3.15m) including wardrobes

**Workshop** 12' 4" x 7' 8" (3.76m x 2.34m)

**Store** 6' 3" x 4' 6" (1.91m x 1.37m)

##### Outdoor WC

**Double Garage** 24' 11" x 19' 9" (7.59m x 6.02m)

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion. No upper



Morning Room



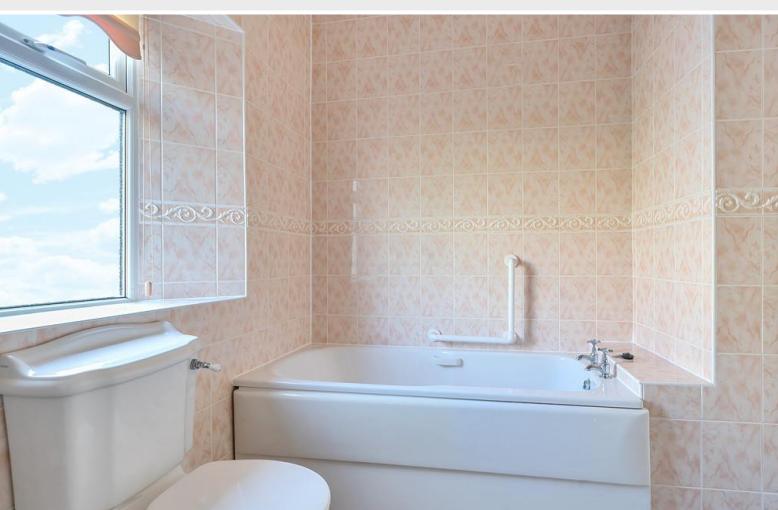
Bedroom 1



Terrace, Garden & View



Bathroom



Bathroom

chain.

\*Checked in <https://checker.ofcom.org.uk/> 21.6.24 not verified\*

**Council Tax:** Band F. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/nuzzling.held.pencils>

**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 £1800 - £2000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**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).

Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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including evenings with our  
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# Kents Bank Road, Grange-Over-Sands, LA11



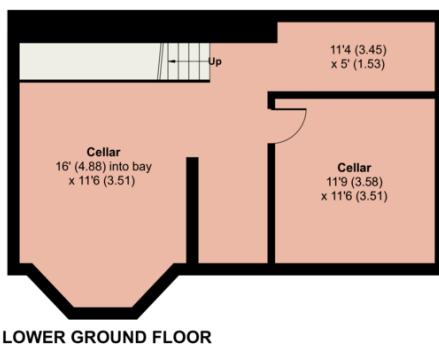
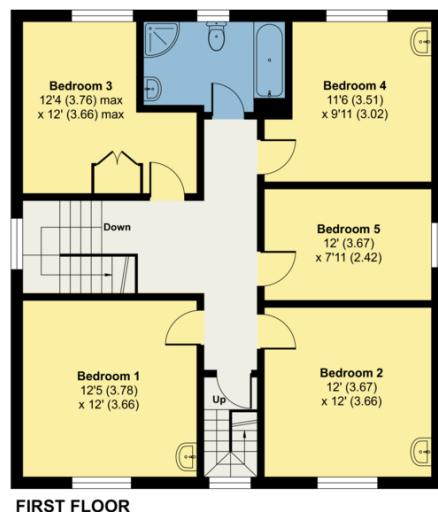
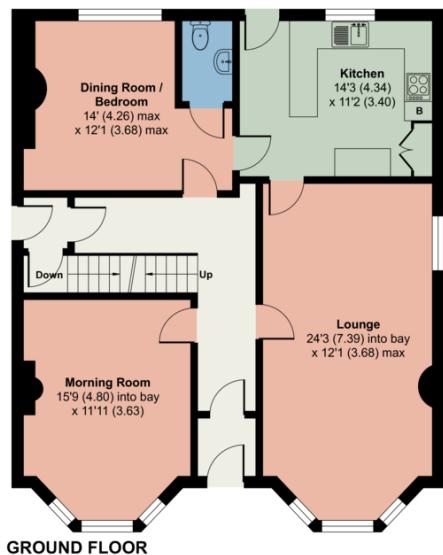
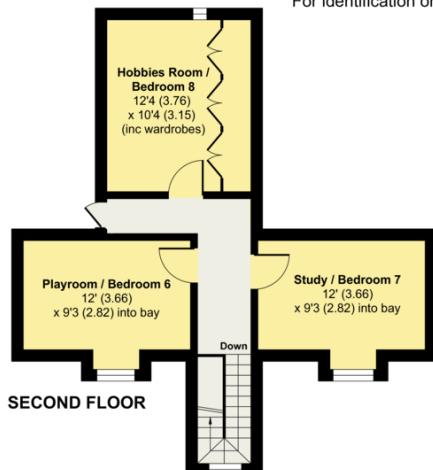
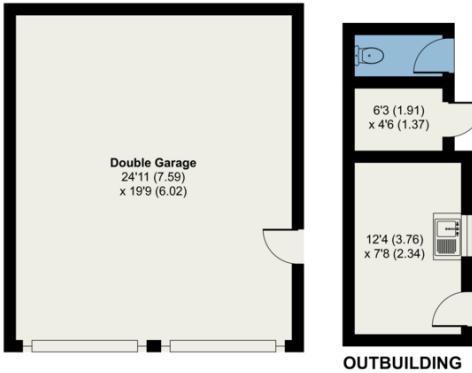
Approximate Area = 2923 sq ft / 271.5 sq m

Garage = 463 sq ft / 43 sq m

Outbuildings = 143 sq ft / 13.2 sq m

Total = 3529 sq ft / 327.7 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: 1151156

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