



Grange Lodge, Grange Brow, Egremont, CA22 2PG

Guide Price **£350,000**

PFK

Grange Lodge

The Property:

Tucked away within the picturesque hamlet of Grange, just outside Egremont, this unique three bedroom barn conversion enjoys a truly idyllic setting. Combining peaceful countryside living with excellent convenience, the property is perfectly positioned for access to local schools, nearby towns and major employment centres, whilst also being just a short drive from the unspoilt western lakes and surrounding fell walks.

Designed in an upside down configuration to fully appreciate the far reaching countryside views, the accommodation offers a wonderful blend of character, space and modern living. An entrance hallway with attractive open tread spiral staircase leads to the first floor living accommodation, whilst the ground floor boasts three well proportioned double bedrooms and a stylish family shower room. To the first floor, the property really comes into its own with a spacious lounge enjoying delightful rural views and opening through patio doors onto a superb raised decked terrace, creating a fantastic indoor-outdoor entertaining space. There is also a modern dining kitchen with further access onto the decking area and a useful snug/home office completing the accommodation.



Grange Lodge

The Property continued....

Externally, the property continues to impress with a gated entrance opening onto a generous gravelled parking area providing space for multiple vehicles, along with a detached garage. Steps to the side lead up onto the extensive decked terrace which wraps around the rear and side of the property, providing the perfect spot for relaxing or entertaining whilst taking in the surrounding scenery. Beneath the decking is additional space which offers exciting potential for landscaping or further outdoor seating areas, whilst currently providing excellent storage. Offering the best of both worlds, this is a rare opportunity to enjoy a countryside lifestyle without sacrificing convenience, making it an ideal home for families, professionals or those looking to relocate to a quieter and more scenic setting.

- **Unique 3 bed barn conversion**
- **Stunning countryside views from the first floor living accommodation**
- **Raised decked terrace**
- **Idyllic setting with easy access to schools, employment centres & the western lakes**
- **Ideal for families or relocation**
- **Tenure: Freehold**
- **EPC Rating TBC**
- **Council Tax: Band D**





Grange Lodge

Location & directions:

Grange is a charming rural hamlet situated just outside Egremont, offering a peaceful countryside setting whilst remaining conveniently close to local amenities, schools and nearby towns. The area is ideal for those working at Sellafield and surrounding employment hubs, whilst also appealing to buyers seeking easy access to the beautiful western lakes, fell walking and outdoor pursuits. Combining rural tranquillity with everyday convenience, Grange is a highly desirable location for families and those looking to enjoy a quieter pace of life.

Directions

The property can be located using either CA22 2PG or [W3W///indeed.shuttle.grapevine](https://www.indeed.co.uk/shuttle/grapevine)



ACCOMMODATION

Entrance Hallway

UPVC entrance door opens to a large hallway, with open tread spiral staircase leading to the first floor living accommodation, window to front, radiator, doors to bedrooms and bathroom.

Bedroom 1

12' 0" x 10' 9" (3.66m x 3.27m)

Double bedroom with window to front elevation, storage cupboard and radiator.

Bedroom 2

9' 11" x 15' 1" (3.01m x 4.61m)

Large double bedroom with window to front providing lovely countryside views, and radiator.

Bedroom 3

13' 7" x 10' 1" (4.14m x 3.07m)

Double bedroom with window to side, storage cupboard and radiator.

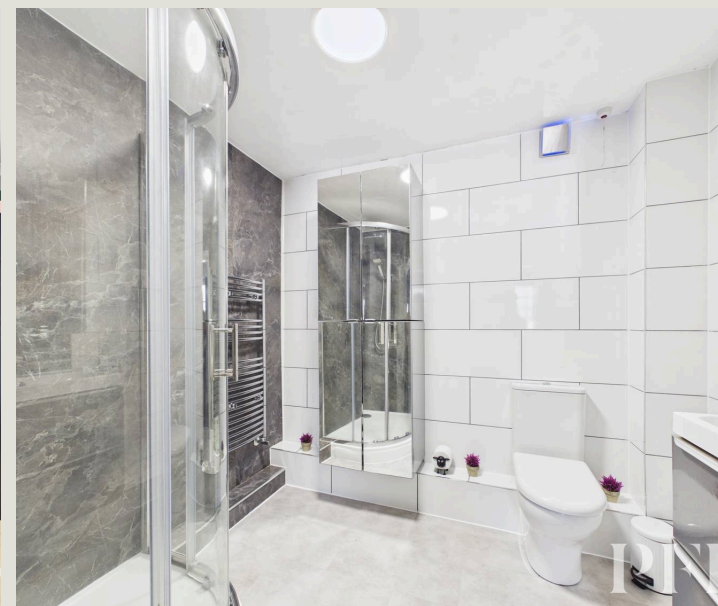
Bathroom

7' 6" x 8' 2" (2.29m x 2.49m)

Fitted with white suite comprising close coupled WC, wash hand basin set on vanity unit, and corner shower with PVC splashback and mains rainfall shower, part tiled walls, chrome radiator and tiled flooring.

FIRST FLOOR LANDING

Bright landing with window to front boasting fine countryside views, radiator and doors to living accommodation.



Lounge

21' 9" x 11' 5" (6.62m x 3.47m)

Beautiful reception room with part sloped ceiling to front elevation with 4 Velux windows, window to rear, and French doors opening out on to a stunning decked terrace which is perfectly positioned to take advantage of fine countryside views surrounding the property. Exposed beams, fire with granite hearth, and radiator.

Snug/Home Office

8' 2" x 8' 3" (2.48m x 2.52m)

Window to rear and storage cupboard. Suited as a snug, playroom or home office.

Dining Kitchen

12' 5" x 10' 9" (3.78m x 3.28m)

Fitted with a range of matching wooden wall and base units with contrasting work surfacing incorporating a 1.5 bowl stainless steel sink and drainer, electric cooker and hob with extractor over, space for fridge freezer and plumbing for a washing machine. There is ample space for dining and window to front providing fine views over the surrounding countryside. Access via a UPVC door out to the decked terrace which wraps around the rear and side of the property.





EXTERNALLY

Garden

The property is accessed through a gated entrance opening onto a generous gravelled parking area, creating an attractive approach and providing ample space for multiple vehicles. Steps to the side lead up onto the impressive raised decked terrace which wraps around the rear and side of the property, offering a fantastic space for outdoor dining, entertaining and enjoying the far reaching countryside views. The area beneath the decking currently provides excellent storage, whilst also offering exciting potential for further landscaping or additional outdoor seating areas.

Driveway

4 Parking Spaces

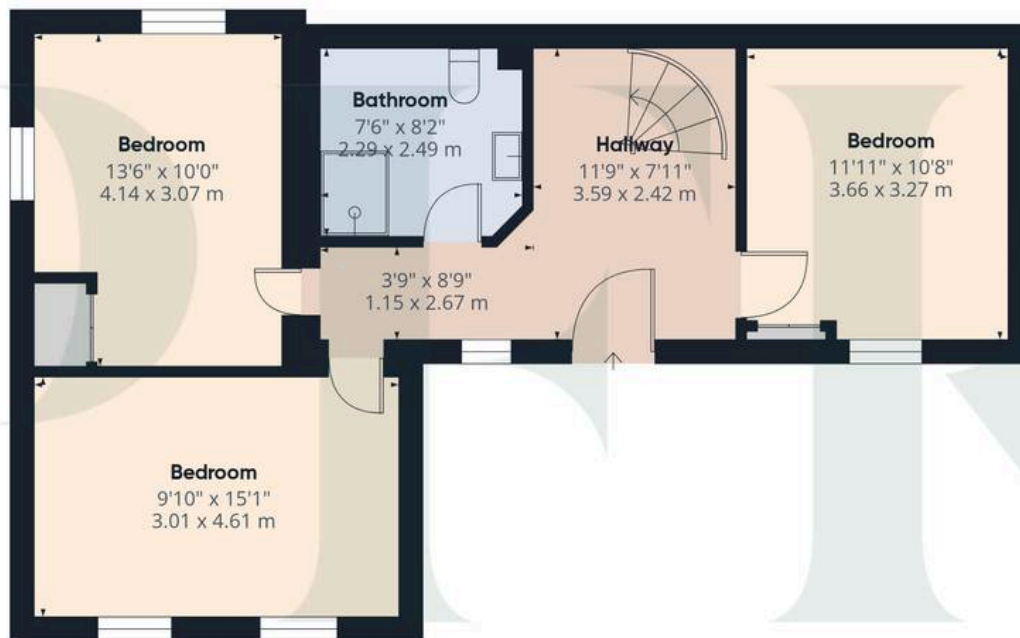
The property benefits from a gated gravelled driveway providing offroad parking for several vehicles.

Garage

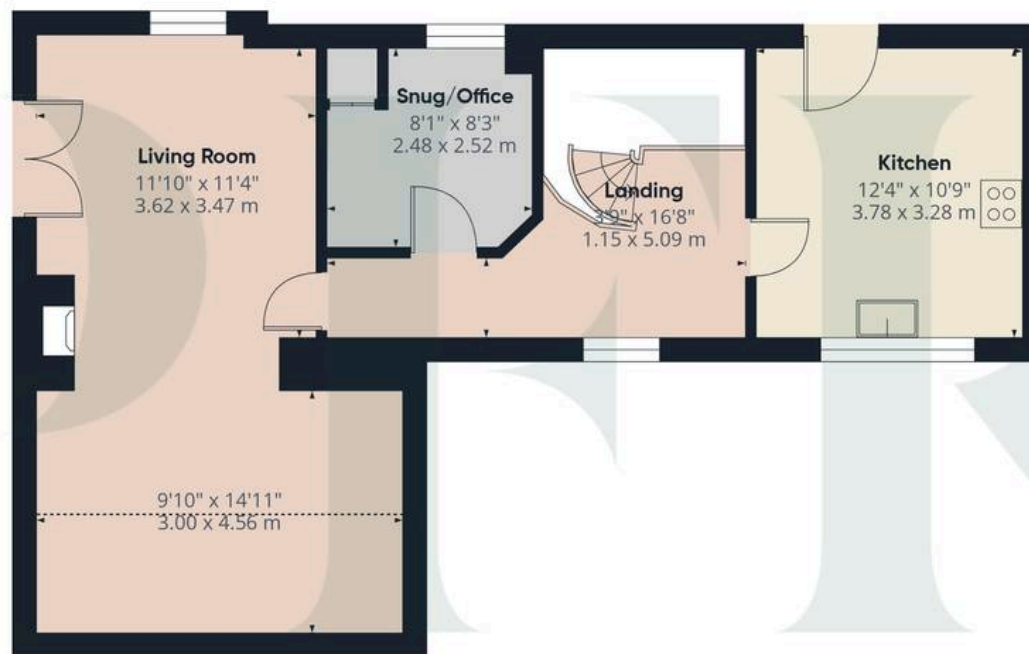
Single Garage

There is also a detached garage with up and over door.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1244 ft²

115.6 m²

Reduced headroom

101 ft²

9.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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ADDITIONAL INFORMATION

Services

Mains gas, electricity and water. Septic tank drainage, gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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