





Aerial View Shot



Entrance Hall



Lounge

## Shrublands

£840,000

Shrublands

43 Carter Road

Grange-over-Sands

Cumbria

LA11 7AG

Views, views and more views!!!!!!

Turning into the sweeping curved driveway, you're welcomed by beautiful gardens and grounds that set the serene setting for Shrublands. This is a stunningly revitalised and extended immaculate family home over 3 floors, in the popular town of Grange-over-Sands, enjoying outstanding, exceptional, far reaching views from multiple rooms.

This first class property offers a well-proportioned Lounge, stylish Dining Kitchen, alongside 3-4 double Bedrooms and 3 Bath/Shower Rooms. To the Lower Ground Floor there is a Utility Room, Boot Room, Workshop, Triple Garage with Separate WC and a separate Equipment Room. The delightful Summer House, currently home to an inflatable hot tub, is an added bonus which also offers excellent potential as a work-from-home Office or peaceful retreat.

Internal inspection is highly recommended to fully appreciate this superb multi - generational Family home on a generous plot.

**Descriptions** Built in 1953 and sympathetically upgraded over the last 10 years by the current owners, Shrublands is a lovely family home. Upon walking through the double glazed glass and tiled floor Conservatory Style Porch with views to Morecambe Bay is the beautiful curved top and etched Entrance Door. This door opens into a substantial Hallway with laminate flooring, oak and glass staircases and a view through to the Kitchen and rear Garden. The glazed door on the right takes you into the large dual aspect Lounge with stunning views to Morecambe Bay and the extensive coastline beyond. The curved window with secondary glazing sits perfectly alongside the large double glazed windows to maximise the view. A Charnwood Island multi-fuel stove, coving and column radiators compliment this room beautifully. Across the Entrance Hall and along a Hallway are the Bedrooms. The Master Bedroom has another feature curved window with secondary glazing maximising light and views plus oak fitted Hammonds wardrobes. The En-suite Shower Room containing a large curved shower with a white low flush WC and sink with pedestal, chrome fittings and extractor fan and useful storage cupboard. Returning down the Hallway you come to Bedroom 2 which is a large double room again fitted with Hammonds oak wardrobes. Next to this is Bedroom 3/Dressing Room which could also suit a conversion to a Home office or Craft Room. The Bathroom serves both these bedrooms as well as being the House Bathroom. There is a white 3 piece suite (bath, low flush WC, sink on a pedestal, all with chrome fittings) a ladder style radiator and extractor. The walls are partial panelled giving that modern look and feel.

Returning back to the Entrance Hall and past the oak and glass staircases you enter the exceptional Open Plan Dining Kitchen. This light and bright open room contains an expanse of Oak floor and wall cabinets, breakfast bar, central butchers block island and free-standing appliances. For the cook the Britannia 6 burner double oven rotisserie range cooker is a must and prep space is abundant. The ceiling light tunnel, Velux windows, Wooden 'A' frame beams and ceiling fan adds that luxury feel to this 'Cooks kitchen'. The Dining Area sits in front of picture windows offering panoramic views of the rear Garden and to Morecambe Bay and beyond. There is also



Lounge



Lounge



Bedroom 2



Kitchen Area



Dining Area



Bedroom 1

access to the rear of the property from the Kitchen. Returning to the Entrance Hall and ascending the stairs you arrive at a small landing with Velux window and under eaves storage. To the left of the Landing is the Shower Room with pitched ceiling and a shower enclosure, low flush WC and wall hung sink. Bedroom 4 is a bright room with a pitched ceiling 5 Velux windows at multi heights to capture the views and again there is plenty of under eaves storage where the boiler is located.

Descending from the Entrance Hallway down the oak and glass staircase takes you down to the Lower Ground Floor. The Inner Hallway is an ideal space for storage or a Hobbies Room. The open doorway leads into the Utility Room where there is plumbing for a washer/dryer, a bank of L-shaped kitchen base units, stainless steel sink with mixer tap and slate tiled floor. Next we have the Boot/Cloak Room ideal for the gardener with coat storage and ample space for those welly boots and wet dogs! There is then access to the good-sized Workshop which is ideal for the DIY enthusiast with side entrance door. From the Boot Room there is access to the Side Entrance Hall with lower entrance door and Hallway leading to the large Triple Garage with a thermal roll over

door and a higher than average ceiling (ideal for the small camper van) and its rainwater or mains fed Cloakroom facilities which just enhances the Eco lead attributes of the house.

Outside - From start to finish the outside space has been carefully thought about with an Eco friendly theme throughout. The mature Gardens with newly planted Orchard and an abundance of mature shrubs providing a profusion of colour throughout the year. The glass Greenhouse with water, and a seddum roof on top of the Garage with water collecting run off to multiple storage tanks. The raised decking with Summer house is located at the rear of the Garden and



Kitchen



View from Dining Area



Bedroom 4

compliments the slate Patio with multiple dining and seating areas all maximizing the views. Ideal for that glorious summer's day for alfresco dining or a 'G & T'. For those needing that extra storage space there is, an Under-croft with power saving lighting, external Log Store and Equipment storage room which houses 2 x 1000 litre rainwater recycling tanks. Car parking will not be an issue with ample parking space for mutiple cars and motorhome/caravan if required.

All in all this is an outstanding property, that has had a lot of thought by the present owners in relation to sustainability and maximizing views to create that family home ! Viewing is a must !

#### Accommodation (with approximate measurements)

Conservatory Style Entrance 8' 3" x 6' 11" (2.54m x 2.12m)

Entrance Hall 22' 0" x 9' 1" min (6.72m x 2.79m min)

Lounge 25' 10" x 13' 3" (7.88m x 4.05m)

Dining Kitchen 30' 7" x 11' 8" (9.33m x 3.56m)

Inner Hallway

Bedroom 1 12' 7" plus wardrobe x 11' 10" (3.85m plus wardrobe x 3.62m)

En-Suite Shower Room 8' 11" x 6' 2" (2.74m x 1.89m)

Bedroom 2 11' 9" x 9' 6" (3.59m x 2.90m)

Bedroom 3/Dressing Room 9' 0" x 8' 4" (2.76m x 2.55m)

Bathroom 9' 6" x 5' 8" (2.91m x 1.73m)

First Floor

Bedroom 4 17' 5" x 11' 6" (5.31m x 3.52m) some limited head height

Shower Room 6' 3" x 6' 1" (1.91m x 1.87m)

Lower Ground Floor

Lower Hallway 11' 8" x 8' 8" (3.57m x 2.65m)

Utility Room 12' 10" x 10' 2" (3.93m x 3.10m)

Boot Room 10' 5" x 6' 6" (3.19m x 2.00m)

Workshop 22' 8" max x 8' 4" min (6.93m max x 2.56m min)

Side Hallway

Covered Side Entrance

**Triple Garage** 24' 5" max x 21' 6" max (7.46m max x 6.57m max)

**Separate WC** 4' 7" x 4' 7" (1.42m x 1.42m)

**Equipment Storage** 20' 5" max x 13' 7" max (6.24m max x 4.15m max)

**Summer House** 12' 4" x 9' 1" (3.77m x 2.79m)

**Garden Shed** 9' 8" x 9' 5" (2.96m x 2.88m)

**Greenhouse**

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators. There are 16 solar panels on the roof giving a total of 5.2kw and 2 x 5 kw Puredrive batteries in the Workshop. .

**Tenure:** Vacant possession upon completion.

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

**Material information:** The shrubs and hedging are kept to agreed heights between Shrublands and Wonderway as per the covenant.

**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.

**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).



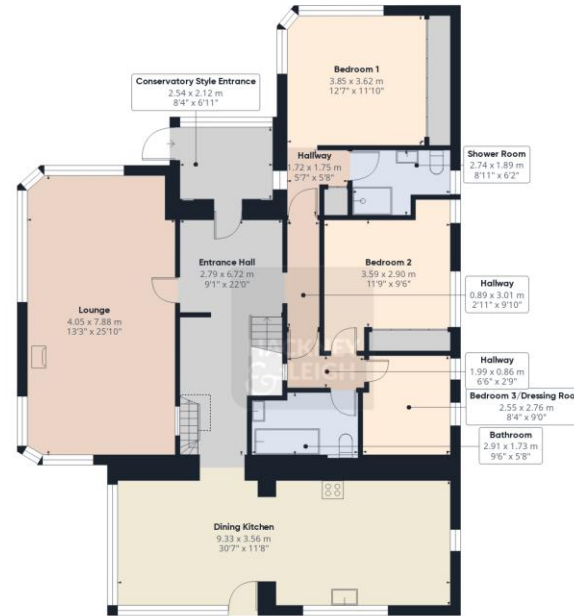
Terrace and View



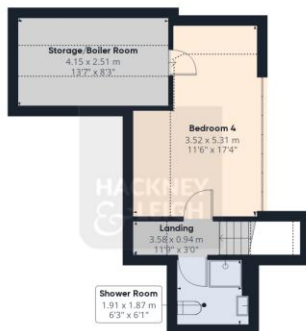
Aerial View



Floor -1



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

282.5 m<sup>2</sup>  
3040 ft<sup>2</sup>

Reduced headroom

14.1 m<sup>2</sup>  
152 ft<sup>2</sup>

(1) Excluding balconies and terraces

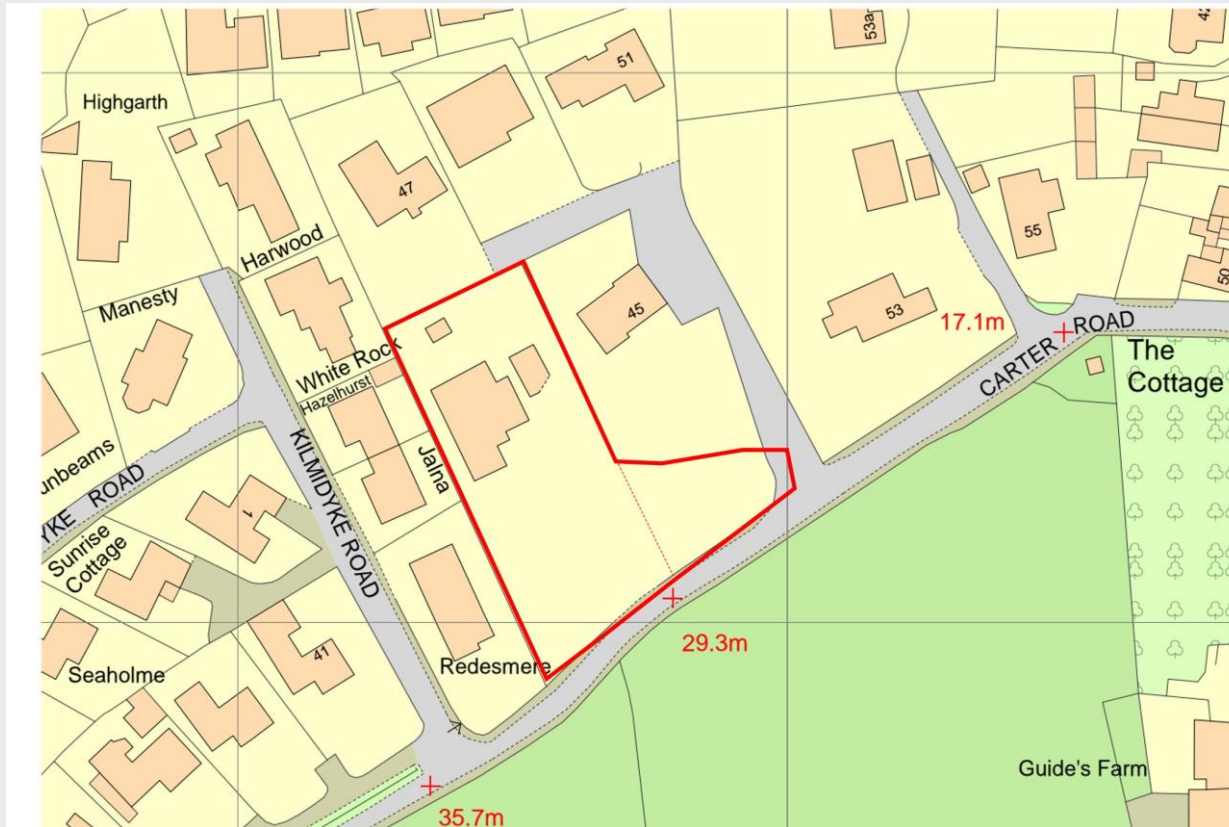
Reduced headroom

..... Below 1.5 m/5 ft

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** Grange over Sands is a popular and picturesque town on the shores of Morecambe Bay with amenities such as Medical Centre, Railway Station, Library, Primary School, Post Office, Shops, Cafes & Tearooms plus Promenade and Ornamental Gardens. The historic and highly sought-after village of Cartmel is just 2 miles away, offering a selection of traditional public houses and renowned eateries, including the Michelin-starred L'Enclume. The village is also famed for its sticky toffee pudding and popular racecourse. The many attractions of the Lake District National Park are within easy reach, providing an abundance of leisure and outdoor opportunities.

From the centre of Grange, travel westwards along Kents Bank Road past the Fire Station and Playing Fields and up Allithwaite Road, past the convalescent home (pink palace) as the road levels bear left in to Carter Road and keep left as the road bears right in to Kentsford Road. Proceed down the hill and the driveway for Shrublands is just past Kilmidyke Road on the left hand side.

What3words:

<https://what3words.com/materials.remaining.courier>