



Mill Croft, 18 The Old Nurseries, Grange-Over-Sands  
£650,000



## 18 The Old Nurseries

### Grange-Over-Sands

A charming well presented detached house pleasantly situated within Grange-over-Sands boasting far reaching views across Morecambe Bay. Located in a desirable residential location, the property is conveniently placed for the many amenities available within the town including the rail and bus services and is within easy reach of the Lake District National Park, the market town of Kendal and Junction 36 of the M6.

Nestled in a tranquil corner, this charming 3-bedroom detached house boasts far-reaching bay views that will leave you in awe.

The property features a stunning sitting room where you can unwind while gazing out to the picturesque bay. The substantial kitchen diner is perfect for hosting gatherings, with seamless access to the garden room that bathes the space in natural light. Retreat to one of the three bedrooms, where the main bedroom surprises with an en-suite complete with underfloor heating. A family bathroom on the lower ground floor also features underfloor heating, ensuring comfort at every turn.

Step outside to discover the breath-taking outdoor space, where stunning gardens envelop the property. A well-kept paved patio seating area beckons for al fresco dining, while stocked rockery planted beds and gravelled features add a touch of charm. The property's appeal is further enhanced by well-established trees and hedges, providing privacy to the outdoor sanctuary. Garage parking is available for your vehicles, alongside ample driveway parking, ensuring convenience for residents and guests alike.

Embrace the luxury of outdoor living with a property that seamlessly combines elegance, comfort, and tranquillity in every detail. This is an unparalleled opportunity to call this stunning haven your own, where every day is a retreat to serenity amidst nature's beauty.

- Charming detached property with oak flooring throughout
- Far reaching bay views
- A stunning sitting room with views out to the bay
- Easy access to the towns amenities and transport services
- Substantial kitchen diner with access to the garden room
- Road links to the M6 Motorway and the Lake District National Park
- Three bedrooms with the main bedroom having an en-suite with under floor heating and a separate study room.
- Beautiful landscaped gardens surround the property
- A family bathroom on the lower ground floor with underfloor heating
- Garage and driveway parking

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### DIRECTIONS

Follow Kents Bank Road and just before it merges into Allithwaite road take a left onto Cart Lane followed by the next right onto The Old Nurseries where you will find number 18 on the right.

WHAT3WORDS:///dame.date.appealing





## LOWER GROUND FLOOR

### INNER HALLWAY

17' 3" x 3' 1" (5.27m x 0.94m)

### BEDROOM

13' 1" x 11' 5" (3.99m x 3.47m)

### BEDROOM

11' 5" x 11' 3" (3.47m x 3.44m)

### STUDY ROOM

9' 8" x 7' 6" (2.94m x 2.28m)

### BATHROOM

10' 8" x 5' 2" (3.24m x 1.58m)

## GROUND FLOOR

### PORCH

3' 10" x 3' 7" (1.18m x 1.08m)

### ENTRANCE HALL

7' 0" x 3' 11" (2.14m x 1.19m)

### SITTING ROOM

15' 6" x 11' 5" (4.73m x 3.47m)

### KITCHEN DINER

23' 5" x 11' 5" (7.13m x 3.48m)

### GARDEN ROOM

14' 5" x 9' 9" (4.39m x 2.96m)

### BEDROOM

13' 11" x 10' 7" (4.24m x 3.23m)

### EN-SUITE

9' 7" x 4' 11" (2.93m x 1.49m)

### EPC RATING C

### SERVICES

Mains electric, mains gas, mains water, mains drainage

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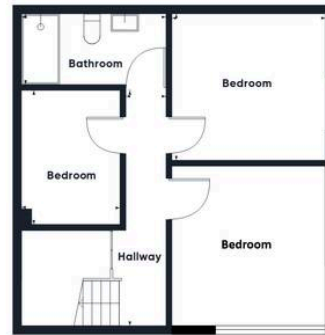
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Ground Floor



Floor 1

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

1493 ft<sup>2</sup>  
138.7 m<sup>2</sup>

(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.

**GIRAFFE360**

**THW Estate Agents**

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