

**HACKNEY
& LEIGH**
Sales

Low Wood, Charney Well Lane, Grange-over-Sands, LA11 6DB

www.hackney-leigh.co.uk



View from the Balcony



Entrance Hall



Utility Room

Grange-over-Sands

£750,000

A much-loved home, thoughtfully extended and refurbished by the current owners over the past 12 years to an exceptional standard, seamlessly blending contemporary finishes with character features. This impressive 3 Bedroom Detached Family Home enjoys an elevated position, affording outstanding views towards Morecambe Bay and the sweeping coastline beyond.

The well-proportioned accommodation comprises Lounge, Dining Room with Balcony off, a stylish bespoke Kitchen, Utility Room and Cloakroom on the Ground Floor. All 3 Double Bedrooms benefit from En-Suite facilities, providing excellent comfort and privacy.

Externally, the property offers an Integral Garage, off-road Parking and tiered Gardens.

Offered for sale with no upper chain.

This exceptional family home must be viewed to fully appreciate the care, investment and attention to detail that has gone into its comprehensive extension and refurbishment. The property has been significantly upgraded throughout, including re-wiring and re-plumbing, the installation of a bespoke kitchen, and beautifully appointed Bath and Shower rooms, some of which remain unused! Further enhancements include bespoke tiling and flooring, stripped pine doors, new carpets, several double column radiators and the addition of a charming wood-burning stove. Completing this impressive transformation is a delightful Balcony, providing the perfect space to relax and take in the stunning views across the Bay.

The Covered Side Entrance provides access via the double glazed aluminium door and side windows which leads in to the spacious, welcoming Entrance Hall with jurrasic limestone floor, stairs to the First Floor, door to Integral Garage and Cloakroom. The Cloakroom has a 2 piece white suite comprising wall hung rectangular basin and low flush WC with complementary jurrasic limestone floor and part tiled walls. The Utility Room has bespoke wall cabinets with attractive work-surfaces, up-stands and single drainer stainless steel sink unit with flexi tap. Patterned porcelain tiled floor, plumbing for washing machine, cloaks cupboard and rear entrance door. An impressive first glimpse of the view is enjoyed from the Dining Room which is a lovely light and bright room with aluminium bi-folding doors to the Balcony. This is a lovely entertaining room with solid timber laminated flooring and square archway to the Kitchen. The Balcony has a resin and bamboo deck and wrought iron balustrading and is ideal to sit and enjoy the stunning views with a glass of wine or for alfresco dining. The bespoke Kitchen has an attractive range of bespoke wall and base cabinets some with display shelving, complementary quartz work-surfaces with up-stands and part porcelain tiled walls. Inset Belfast sink and window backdrop looking in to the Garden and those super views. Freestanding Stoves electric oven with induction hob and Bosch cooker hood over. Fisher and Paykal dishwasher and integrated fridge/freezer. French limestone floor and inset ceiling down-lights. A door and additional walk way lead to the full depth Lounge which is light and bright with full length picture windows and fabulous views towards Morecambe Bay and the extensive coastline beyond. Feature stone fireplace with sandstone hearth and Nordpeis wood-burning stove. Laminate solid timber floor and inset ceiling down-lights.

From the Entrance Hall the spindled and oak balustraded staircase leads to the First Floor Landing with large side



Kitchen/Dining Room



Dining Room



Dining Room



Lounge



Lounge



Kitchen

window and half glazed double doors to storage cupboard. Bedroom 1 is a well proportioned double room with side aspect and walkway to recessed storage cupboard and En-Suite Bathroom. A super room having a 4 piece white suite comprising bath, corner shower enclosure, wall hung rectangular vanity unit with additional side cupboard and low flush WC. Recessed wall mirror with shelf, lighting and shaver point. Attractive flooring, vertical radiator and Velux window. Bedroom 2 is a larger than average, light and bright double room with 2 windows taking full advantage of the excellent views over the town towards the ever-

changing sands of Morecambe Bay. Ample space for bedroom furniture and door to En-Suite Bathroom - Housing a 3 piece white suite comprising a panelled bath with shower over and shower screen, wall hung rectangular vanity wash hand basin and low flush WC. Attractive part tiled walls, chrome ladder style radiator, illuminated wall mirror, shaver point, porcelain tiled floor and extractor fan. Bedroom 3 is also a lovely double room again with fabulous views over the town to Morecambe Bay. Door and step down to En-Suite Shower Room, having a 3 piece white suite comprising feature tiled

shower enclosure, wall hung rectangular wash hand basin and low flush WC. Feature part tiled walls, laminate floor, ladder style radiator, Velux window and extractor fan.

Underneath the property is an Under-Croft which is ideal for garden equipment and houses the wall mounted Worcester gas central heating boiler, hot water cylinder and water pressure system. From the Entrance Hall a door leads to the Integral Garage with up and over door, side window, electric, power and light. Parking for 2-3 cars on the paved and gravelled driveway. The Gardens wrap



Lounge



Balcony



Front Aspect

around the property to 3 sides. The main Garden is to the rear with limestone and stone steps and gravelled pathways leading you through the tiered Gardens. There are a variety of mature trees, shrubs and well stocked rockery beds and borders plus a limestone pond. Good sized paved Patio area and feature limestone seat and table! To the rear limestone steps leads up to a further woodland area and down the other side in to the rear Garden.

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.

To reach the property proceed up Main Street to the mini round about at the top taking the right turn along the short one way street. At the crossroad (Higginsons Butchers on the left), turn right into Pig Lane, as the road bears around to the right, take the left turn into Hampsfell Road and then first left into Charney Well Lane. Proceed up the hill and take the first right into the unmade road. Low Wood is at the head of the cul-de-sac.

What3words:

<https://what3words.com/giggled.face.sparkles>

Accommodation (with approximate measurements)

Covered Entrance

Entrance Hall

Cloakroom 5' 2" x 4' 0" (1.58m x 1.23m)

Utility Room 6' 11" x 6' 10" (2.12m x 2.10m)

Dining Room 18' 7" x 10' 10" (5.68m x 3.31m)

Balcony 14' 11" x 6' 10" (4.57m x 2.09m)

Kitchen 9' 8" x 9' 6" (2.97m x 2.91m)

Lounge 21' 3" max x 14' 7" max (6.50m max x 4.47m max)

First Floor

Bedroom 1 17' 5" x 10' 7" (5.32m x 3.23m)

En-Suite Bathroom 9' 4" x 7' 3" (2.86m x 2.23m)

Bedroom 2 15' 7" x 10' 7" (4.77m x 3.23m)

En-Suite Bathroom 7' 1" x 6' 1" (2.17m x 1.87m)

Bedroom 3 13' 11" x 11' 8" (4.26m x 3.56m)

En-Suite Shower Room 10' 7" x 3' 10" (3.23m x 1.17m)

Integral Garage 17' 5" max x 10' 10" max (5.33m max x 3.31m max)

Under-Croft 15' 5" max x 4' 9" min (4.72m max x 1.45m min)

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

Tenure: Freehold. Vacant possession upon completion.

Note: Low Wood has a right of access along the unmade road to their property. Maintenance is done on an as and when basis.

Council Tax: Band E. Westmorland and Furness Council.

Conservation Area: This property is located within Grange over Sands Conservation Area.



Bedroom 1



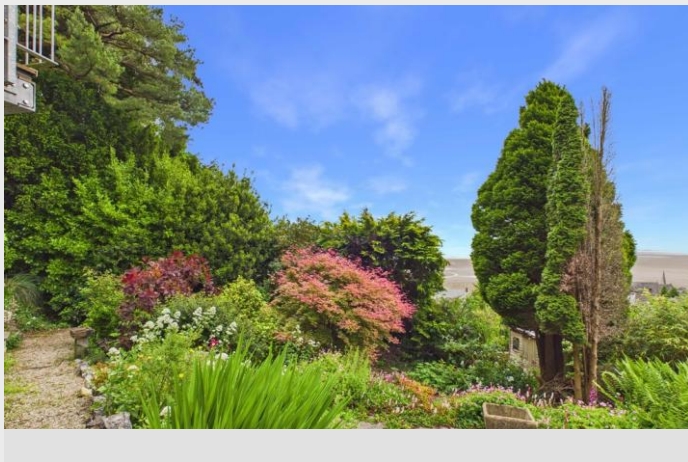
En-Suite Bathroom



Bedroom 2



Ordnance Survey Ref 01282756



Back Garden

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: EPC Band C - 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 between £1300 – £1400 per calendar month. For further information and our terms and conditions please contact the 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 £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).



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

171.4 m²
1846 ft²

Balconies and terraces

9.5 m²
102 ft²

Reduced headroom

1.2 m²
13 ft²

(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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