



Grange-over-Sands

£450,000

Briery Bank, 11 The Old Nurseries, Grange-over-Sands, Cumbria, LA11 7AD

A fabulous, chain free, Detached 2 Bedroom Bungalow, occupying an elevated position with commanding and extensive views across Morecambe Bay and its far-reaching coastline, taking in Arnside Knott, The Howgills, Ingleborough Fells and beyond.

This well-proportioned accommodation is both spacious and light comprising; Conservatory style Side Entrance, Entrance Hall, Kitchen, Lounge/Dining Room, Inner Hall, 2 Double Bedrooms and Shower Room. On the Lower Ground Floor there is a Garage, Utility Room, WC and Store Room. There is also potential to create additional living space by converting the loft (subject to the necessary consents).

Externally, the property is complemented by beautifully maintained Gardens and off-road Parking for 1-2 vehicles.

Quick Overview

- Exceptional views to Morecambe Bay
- South-East facing
- 2 Double Bedrooms
- Good sized Lounge/Dining Room
- Scope to create the Loft
- Garage and Parking
- Beautiful Gardens
- Gas central heating
- Superfast Broadband



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Superfast
Broadband



Garage &
Parking

Property Reference: G3224



Conservatory Style Entrance



Kitchen



Lounge/Dining Room



Lounge/Dining Room

Steps lead around to the side of the property where the Conservatory-Style Side Entrance can be found, being uPVC double glazed with a tiled floor. This delightful space provides the perfect spot to sit and take in the fabulous views towards Morecambe Bay or to enjoy the Garden.

A uPVC double glazed door with side window opens into the Entrance Hall, which features a large cloaks cupboard and glazed doors leading through to the Inner Hallway and Kitchen. The Kitchen enjoys a dual aspect and is fitted with a good range of 'oak'-effect wall and base cabinets with chrome handles, under-unit lighting and complementary work surfaces incorporating a Franke 1½ bowl stainless steel sink unit. The elevated position ensures washing up is accompanied by superb views across Morecambe Bay and the extensive coastline beyond! Integrated Siemens appliances include a built-in oven, four-burner gas hob with extractor over, fridge and slimline dishwasher. A glazed door leads through to the Lounge/Dining Room.

The Lounge/Dining Room is a well-proportioned, dual-aspect space with exceptional views towards Morecambe Bay, Arnside Knott and The Howgills from two large windows. The Lounge area centres around a timber and red brick fireplace with a recessed wood-burning stove set on a slate hearth. A subtle, removable shelved divider separates the Dining Area, which offers ample space for a table and chairs. There is also a 'hatch' with stairs leading down to the Lower Floor/Garage.

The Inner Hallway provides a generous circulation space with a storage cupboard housing the Worcester gas central heating 'combi' boiler. A loft hatch with pull-down ladder gives access to a part-boarded loft with good head height, offering excellent potential for conversion (subject to the necessary consents). Bedroom 1 is a well-proportioned double room with fitted wardrobes and drawers, enjoying a pleasant outlook over the side Garden. Bedroom 2 is also a double room with a rear aspect over the Garden, featuring a fitted double wardrobe, shelved storage cupboard and fitted drawers with inset wash basin. The Shower Room is fitted with a 3 piece white suite comprising a walk-in double shower with shower board surround, low-level WC with concealed cistern, and a wash basin set within a vanity unit. Complementary part-tiled walls, a ladder-style radiator and tiled flooring complete the space.

Beneath the property is the Garage, accessed via a roller door and benefiting from power and lighting. There is access to the Utility Room, which is fitted with a Belfast sink and worktop with space and plumbing for a washing machine below, along with a useful low-level WC. A door leads to a Store Room, ideal for muddy boots and coats, with stairs rising back up to the Lounge via the floor hatch. To the front of the Garage there is parking for 1-2 vehicles.

The Gardens are a particular feature of the property, extending to the side and rear with established hedged and fenced boundaries. To the rear, there is a neatly maintained lawn complemented by well-stocked flower borders. The side Garden is especially attractive, being predominantly paved for ease of



Kitchen



View from Lounge/Dining Room



Dining Area



Bedroom 1



Bedroom 2



Shower Room

maintenance and centred around a circular rockery with a mature tree and a variety of established shrubs. Surrounding beds are richly planted, providing colour and interest throughout the seasons, with additional gravelled and paved pathways beyond. A charming Patio Area offers the perfect setting for outdoor dining, morning coffee or evening drinks, while to the far end of the Garden there is a Summer House, Garden Shed and lean-to Wood Store.

This delightful Bungalow offers a wonderful opportunity and must be viewed to be fully appreciated. Offered for sale with no upper chain, and including carpets, curtains and blinds.

Location Situated on a sought after residential cul-de-sac within walking distance of Grange over Sands and the amenities such as Medical Centre, Excellent Primary School, Library, Railway Station, Shops, Post Office and of course the picturesque Edwardian Promenade, Band Stand and Ornamental Gardens. The popular historic village of Cartmel is approx 2 miles away and provides a wealth of history together with a variety of eateries including the world famous L'Enclume and Sticky Toffee Pudding!

To reach the property proceed out of Grange towards Allithwaite, passing the Fire Station on the left. At the bottom of Risedale Hill turn left into Cart Lane and take the first right into The Old Nurseries. Take the next right and No.12 can be found at the head of the cul-de-sac on the left hand side.

What3words:

<https://what3words.com.jumps.reissued.vitamins>

Accommodation (with approximate measurements)

Conservatory Style Side Entrance 8' 6" x 6' 6" (2.60m x 1.99m)

Entrance Hall 6' 8" x 3' 5" (2.05m x 1.06m)

Kitchen 11' 2" x 9' 5" (3.42m x 2.89m)

Lounge/Dining Room 24' 0" x 14' 4" max (7.33m x 4.38m max)

Inner Hall 12' 5" min x 5' 5" min (3.80m min x 1.66m min)

Bedroom 1 14' 9" x 10' 2" (4.52m x 3.12m)

Bedroom 2 10' 11" x 10' 7" (3.34m x 3.25m)

Shower Room 7' 8" x 5' 11" (2.34m x 1.82m)

Lower Ground Floor

Garage 18' 0" x 10' 0" (5.49m x 3.06m)

Utility Room 9' 8" x 5' 8" (2.95m x 1.75m)

Store Room 9' 8" x 4' 9" min (2.97m x 1.45m min)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. Westmorland and Furness Council.



Lounge Area



Bedroom 1



Bedroom 2



Garden



Garden and Side Aspect

Material Information: There is asbestos in the garage ceiling insulation boards, they are in good condition and have been encapsulated.

Note: The property may only be used as a private house and that no trade business or profession should be carried on there.

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1100 – £1200 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).

Meet the Team

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Viewings available 7 days a week
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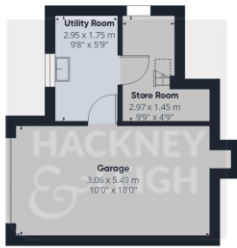


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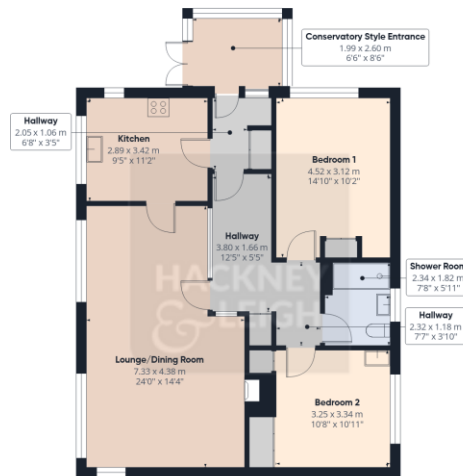


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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



Floor 0



Floor 1

Approximate total area^m
116.4 m²
1251 ft²
Reduced headroom
0.3 m²
3 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.

GIRAFFE360



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