

HACKNEY & LEIGH Sales

Woodfold, Charney Well Lane, Grange-Over-Sands, Cumbria, LA11 6DB.

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View to Morecambe Bay



Side Aspect



Bedroom 1

Grange-Over-Sands

£800,000

Woodfold
Charney Well Lane
Grange-over-Sands
Cumbria
LA11 6DB

A fabulous opportunity to enhance this superb Detached Family Home, set within its own private Grounds and enjoying an enviable position with exceptional views across Morecambe Bay to the extensive coastline beyond.

The property offers generous, versatile accommodation ideal for family living, together with excellent potential to modernise/further improve to suit individual requirements, subject to the necessary planning permissions. Outside, the home benefits from a Garage, off-road Parking, Detached Studio and attractive Grounds that provide both privacy and a wonderful sense of space.

With its picturesque outlook and beautiful sunrises, set in a peaceful setting with convenient access to local amenities, this is a rare opportunity to acquire a substantial family residence in a highly sought-after location.

No onward chain.

This charming and characterful family home is believed to date back to the late 19th Century, offering generous and versatile accommodation with an abundance of original charm. The Canopied Covered Entrance provides access to the Attached Garage and to the Conservatory style Entrance Porch with a glimpse of the excellent views to come. The wide entrance doors lead in to the spacious Hallway with solid Oak floor, recessed storage cupboard and door to the Inner Hall. On the left is a Dressing Room/Bedroom with 2 large wardrobes with sliding doors. To the right is a Double Bedroom with curved bay incorporating 3 windows with views towards Morecambe Bay. The Family Bathroom has a 4 piece suite comprising sunken tub with tiled surround, wall hung rectangular wash basin, low flush WC and double shower enclosure with tiled surround. Part tiled walls, recessed cupboard, fitted shelves, ladder style radiator and tiled floor.

From the Entrance Hall, glazed double doors open into the fabulous Living Room, which enjoys exceptional views across Morecambe Bay and the beautiful coastline beyond. (These already impressive views could be further enhanced by the removal of a small number of trees within the Garden, subject to any necessary consents). The large bay added in 2009 is incredible and the ideal spot to sit and enjoy those views. Wood-burning stove on a slate hearth, solid Oak floor and part feature panelled ceiling. Within this Living Space is a staircase to the Lower Ground Floor which can be discreetly sealed off with a drop-down hatch if required. 2 further doors lead to the Dining Room and Kitchen. The Dining Room/Snug has a recessed wood-burning stove on a slate tiled hearth and feature part panelled ceiling. 3 windows looking in to the Garage and Garden Room. From the Living Space glazed double doors and a step down lead in to the Breakfast Kitchen Room which has a pitched ceiling and bespoke Oak Kitchen with matching worktops, splash-back tiling and 1½ bowl single drainer sink unit. Freestanding Rangemaster cooker with 5 gas rings and extractor over. Integrated dishwasher and fridge. The Breakfast Area has floor to ceiling glass windows ideal to enjoy the Garden and those beautiful Bay views. Velux window, tiled floor, stable type side door and part panelled ceiling.



Living Room



Living Room



Dressing Room/Bedroom 2



Dining Room/Snug



Breakfast Kitchen



Breakfast Kitchen

From the Entrance Hall a door leads to the Inner Hall with stairs up to the First Floor and door to Attached Garage. The Loft offers a wonderful versatile space which, with a little imagination, could be transformed into a superb Principal Suite, complete with a Dressing Area, En-Suite Shower Room and Balcony, subject to the relevant planning permissions and consents.

The Attached Garage has a remote controlled door with flagged floor, power, light and poly-carbonate roof. Double doors lead to the Potting/Garden Room also with poly-carbonate roof, Belfast sink, flagged floor and door to the rear Garden.

From the Living Space, stairs lead down to the Lower Ground Floor (this section could be completely sealed off via the drop down hatch) with spacious Hallway, exposed floorboard and half glazed door with side windows which lead to the Undercover Terrace. On this floor there a 2 Bedrooms both with curved bays with inset windows and one with En-Suite Wet Room/Utility Room with walk-in shower, Saniflow WC and pedestal wash hand basin. Tiled floor, plumbing for washing machine and space for tumble drier and door to Garden.

Detached Studio/Office - Ideal for the Home Worker or Hobbyist with a pitched ceiling, 2 Velux windows and door to Garden. A good light, bright working space with power, light and views in to the Garden towards Morecambe Bay. Walkway to Kitchen Area with work-surface incorporating the 1½ bowl single drainer sink unit. Next to this is the Separate WC and small basin. From the Studio a door leads to a paved Sitting Area with pergola and well established grape vine.

The Gardens are enclosed by hedged borders and are private. From the Kitchen steps lead down to the main Patio area with fixed Gazebo, ideal for outdoor dining or to just sit and enjoy the ever-changing views of Morecambe Bay. Further steps lead down to the main Garden with level lawn, raised beds and mature trees and hedge. The grounds are stocked with a



Loft



Bathroom



Bedroom 4

variety of mature shrubs and ornamental plants. To the front of the house is an Undercover Terrace with a lovely outlook in to the Garden with small decked area and stone edged pond. Greenhouse, Timber Garden Store and Wood Store. Outside tap.

Parking for 2 - 3 cars to the front of the property. The access lane is owned and maintained by Woodfold to the end of the far boundary.

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. Woodfold is shortly on the right hand side.

What3words: https://what3words.com/clutter.students.ogre

Accommodation (with approximate measurements)

Canopied Covered Entrance

Ground Floor

Conservatory Style Entrance Porch
Entrance Hall 25' 9" x 4' 2" (7.86m x 1.28m)
Bedroom 1 16' 3" x 11' 0" (4.96m x 3.37m)
Bedroom 2/Dressing Room 11' 7" x 9' 10" (3.55m x 3.01m)
Bathroom 11' 8" x 7' 1" (3.58m x 2.16m)
Living Room 24' 4" x 10' 9" (7.42m x 3.30m) + 17' 3" x 14' 11" (5.28m x 4.57m) + bay 15' 7" x 4' 8" max (4.76m x 1.43m max)
Dining Room/Snug 13' 11" x 11' 1" (4.26m x 3.40m)
Breakfast Kitchen 29' 9" x 8' 5" (9.09m x 2.58m)
Inner Hall 8' 4" x 3' 10" (2.55m x 1.18m)
Garage 25' 11" max x 16' 0" (7.90m max x 4.88m)
Garden Potting Room 12' 3" max x 9' 4" (3.74m max x 2.85m)

First Floor

Loft 36' 6" x 27' 4" (11.14m x 8.35m) max

Lower Ground Floor

Hallway 12' 1" x 10' 5" (3.69m x 3.19m)
Bedroom 3 11' 6" x 10' 6" (3.53m x 3.21m) plus bay
Bedroom 4 13' 7" x 11' 6" (4.16m x 3.52m) plus bay
En-Suite Shower Room/Utility 9' 7" x 7' 3" (2.93m x 2.21m)

Detached Studio

Office/Work Room 19' 9" x 14' 1" (6.03m x 4.30m)
Kitchen Area
Separate WC 5' 8" x 2' 7" (1.74m x 0.81m)
Greenhouse
Garden Shed

Material info: Please note there is a mix of single and double glazed windows throughout the property.

Tenure: Freehold. Vacant possession upon completion.

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

Council Tax: Band F. Westmorland and Furness Council.



Studio and Gazeebo Terrace



Studio/Office Room



Studio/Office Room





Garden



Ordnance Survey Ref: 01308726

Conservation Area: This property is within Grange Conservation Area.

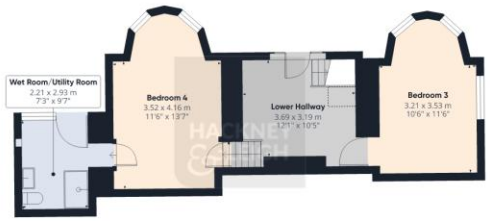
Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: EPC Band D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband: Ultrafast Broadband available.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1600 – £1700 per calendar month. For further information and our terms and conditions please contact the Office.

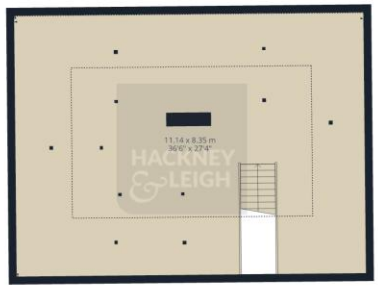
Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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 -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HACKNEY & LEIGH

Approximate total area(1)

368.2 m²

3962 ft²

Reduced headroom

56.8 m²

611 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

Hackney & Leigh
Main Street, Grange-Over-Sands, Cumbria,
LA11 6DP

015395 32301
grangesales@hackney-leigh.co.uk
www.hackney-leigh.co.uk

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