



## Grange-over-Sands

£325,000

Post Cottage, Kirkhead Road, Grange-over-Sands, Cumbria, LA11 7BG

A charming traditional 2/3 Bedroom End Terrace Cottage, (formerly the Old Post Office), with contemporary Kitchen and Bathrooms ideally located close to Kents Bank Station and benefiting from an attractive Courtyard Garden.

The well-presented accommodation comprises a comfortable Lounge, Breakfast Kitchen, useful Utility Room and a versatile occasional Bedroom or Home Office with a WC off. To the First Floor are 2 double Bedrooms (1 En-Suite) and a Bathroom.

Internal viewing is highly recommended. Offered for sale with no onward chain.

### Quick Overview

- End Terrace Cottage
- 2/3 Bedrooms
- Modern Kitchen and Bathrooms
- Courtyard Garden to the rear
- Potential to create off road Parking
- Well presented
- Kents Bank Station close-by
- Lovely walks on the doorstep
- Gas central heating
- Superfast Broadband



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Superfast  
Broadband



On Road  
Parking

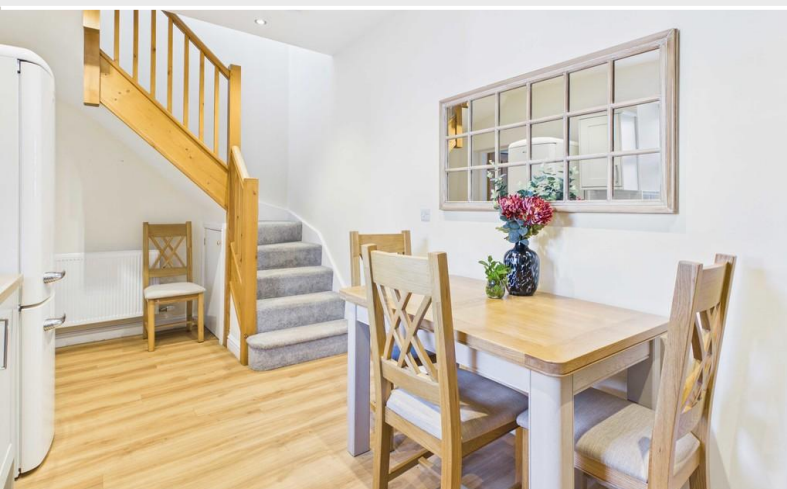
Property Reference: G3198



Lounge



Dining Kitchen



Dining Kitchen



Utility Room

The main Entrance door opens in to the full width light, bright room with 2 hardwood double glazed windows. Attractive feature fireplace with wood-burning stove and slate hearth. Recessed fitted shelf with cupboard under and attractive fitted dresser. From here a door leads in to the Breakfast Kitchen, a lovely room with a good range of fitted wall and base cabinets with beech effect worktop and subway tiling incorporating the 1½ bowl single drainer sink unit. Built-in electric oven with and Lamona 4 ring gas hob and cooker hood over. Freestanding fridge freezer included. Inset ceiling down-lights, under-stairs storage cupboard and pleasant aspect into the rear Courtyard Garden. Stairs to First Floor and door to the Utility Room. This is a useful space with pitched ceiling, single drainer stainless steel sink unit with cupboard under and plumbing and space for washing machine and dishwasher. Concealed gas central heating 'combi' boiler. Rear entrance door and 3 steps with door up to the Occasional Bedroom/Home Office. A good sized occasional Single Bedroom with uPVC double glazed window and recessed storage cupboard. This room would make an ideal Office for the home worker. Door to Cloakroom having a 2 piece white suite comprising low flush WC and wash hand basin with splash back tiling. Chrome ladder style radiators, Addvent extractor fan, shaver point and uPVC double glazed window.

From the Kitchen the stairs leads to the First Floor Landing. Bedroom 1 is a well proportioned double room with hardwood double glazed sash window, TV point and door to the En-Suite Shower Room. A lovely contemporary room having a 3 piece white suite comprising corner shower enclosure with waterfall shower, hand spray and curved sliding doors, rectangular wash hand basin with vanity unit and low flush WC. Attractive part tiled walls and panelled ceiling with inset ceiling down-lights. Extractor fan. Bedroom 2 is also a double room with hardwood double glazed sash window and TV point. Fitted double wardrobe, fitted bedside units and 4 drawer chest. The Bathroom has a 3 piece white suite comprising bath with Bristan shower over and shower screen, pedestal wash hand basin and low flush WC. Part tiled walls, Addvent extractor fan, chrome ladder style towel rail, shaver point, inset ceiling down-lights and uPVC double glazed window.

Outside there is an enclosed gravelled Courtyard which is accessed from the Utility Room. The gates to the rear could easily be moved to create Parking if required.

**Location** Post Cottage is in a convenient location ideal for those seeking an idyllic retreat with the railway station just a short walk away and the picturesque Edwardian Promenade which provides a scenic, level walk into Grange. The town centre is approximately 1 mile away and boasts amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes & Tea Rooms. Post Cottage is the perfect location to explore The Lake District, the West Coast and The Yorkshire Dales. The popular medieval village of Cartmel with its ancient Priory, Racecourse and the popular Michelin starred L'Enclume restaurant is just 2 miles away.



Lounge



Breakfast Kitchen



Occasional Bedroom/Home Office



Cloakroom



En-Suite Shower Room

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right!) continuing towards the village of Allithwaite until you see a turning on the left hand side into Kirkhead Road. Follow the road down towards Kents Bank Station and just past the turning for Priory Lane, Post Cottage is on the left hand side. There is on road parking to the front of the property

What3words: <https://what3words.com/interested.rapid.myths>

#### Accommodation (with approximate measurements)

Lounge 18' 5" x 12' 7" (5.62m x 3.86m)

Dining Kitchen 17' 10" x 8' 10" (5.45m x 2.70m)

Utility Room 9' 10" x 6' 10" (3.02m x 2.10m)

Occasional Bedroom/Home Office 12' 8" x 6' 9" (3.88m x 2.07m)

Cloakroom 6' 10" x 4' 1" (2.09m x 1.26m)

#### First Floor

Bedroom 1 14' 9" x 8' 11" (4.52m x 2.72m)

En-Suite Shower Room 6' 6" x 6' 2" (1.99m x 1.90m)

Bedroom 2 12' 11" x 9' 8" (3.96m x 2.95m)

Bathroom 6' 2" x 4' 11" (1.88m x 1.51m)

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

**Tenure:** Freehold. Vacant possession upon completion.

**Note:** This property is located within Grange Conservation Area.

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

**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 £875 - £900 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).



Bedroom 1



Bedroom 2



Bathroom



Rear Aspect and Courtyard

[Request a Viewing Online](#) or Call 015395 32301

## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Sarah Lucas

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Stewart Marshall

Viewing Representative  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **015395 32301** or request  
online.

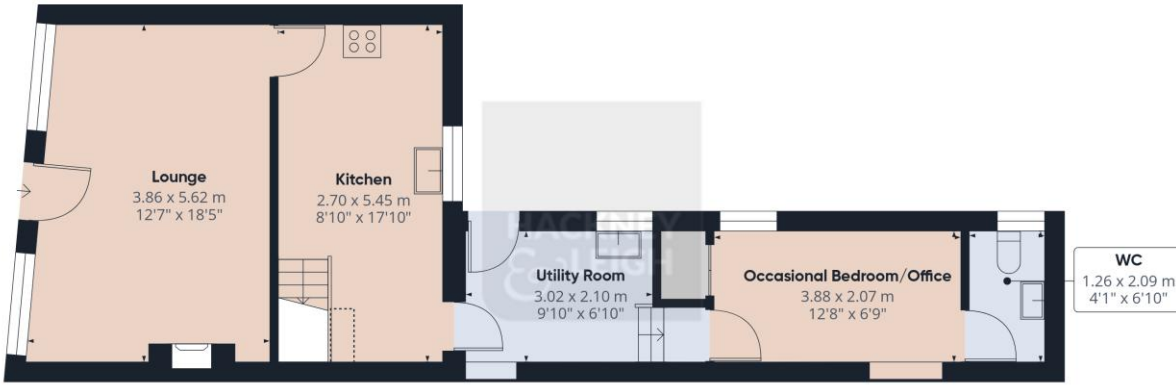


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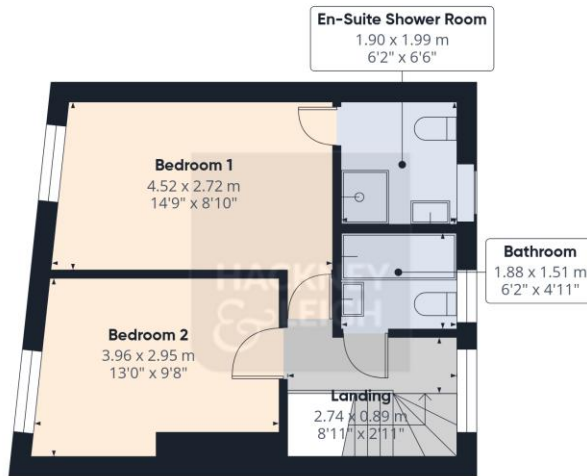


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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
86.9 m<sup>2</sup>  
936 ft<sup>2</sup>

**Reduced headroom**  
0.3 m<sup>2</sup>  
3 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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Request a Viewing Online or Call 015395 32301