



## Grange-over-Sands

£250,000

Flat 3, The Rowans, Edenmount Road, Grange-over-Sands, Cumbria, LA11 6BN

This well located, spacious and light Apartment has more internal space and larger rooms than many new builds and enjoys some fabulous views towards Morecambe Bay! Ideal as a large, low maintenance 'lock up and leave' or as a permanent family home.

Beautifully presented, comprising modern Entrance Hall with Utility Room and Cloakroom off. Stairs up to Inner Hall with access to Lounge, Dining Kitchen (both with Balcony off), 3 Double Bedrooms (1 En-Suite) and 4 piece Bathroom.

No Upper Chain. Viewing highly recommended.

### Quick Overview

- Fabulous views towards Morecambe Bay
- Spacious and light rooms
- Tall ceilings and tasteful decor
- 3 Bedroom Apartment (1 En-Suite)
- Convenient location
- Balcony to enjoy the views
- On-road Parking
- uPVC double glazing
- Gas central heating
- Ultrafast Broadband



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Ultrafast  
Broadband



On-Road Parking

Property Reference: G3188



View from Balcony



Lounge



Dining Kitchen



Bedroom 1

**Descriptions** Flat 3 The Rowans is part of a substantial Victorian property and has so many positives. The sheer size, the light rooms, the room dimensions, the tall ceilings, the super location and the incredible views. Accessible at Ground floor level from the rear, with the main accommodation being on the First Floor which therefore takes full advantage of the fabulous views. The Shared access bridge with wrought iron balustrading leads to the Covered Entrance (both shared with No.4). From the moment you open the front door you feel as though you are entering a spacious, Victorian, mid terrace family home that is warm and welcoming and well presented to a high standard throughout! The spacious Entrance Hall has a fitted storage cupboard with display shelves and 2 understairs storage cupboards. Access to Cloakroom with low flush WC, small wash basin and part tiled walls and Utility Room with single drainer stainless steel sink unit with splash-back tiling, base unit under and worktop to the side with space and plumbing for washing machine and tumble dryer. Part tiled walls. From the Entrance Hall a glazed door and some steps lead up to the Inner Hall with access to all further rooms.

The Lounge is generously proportioned with patio doors to the balcony, Wow - 180 degree views towards Morecambe Bay and the extensive coastline beyond. Attractive fireplace with coal effect living flame gas fire. The Dining Kitchen is a spacious light and bright room with an excellent range of cream wall and base cabinets with beech effect worktops and composite 1 1/2 bowl sink unit. Built in Neff double oven and 4 burner gas hob with cooker hood over. Integrated Bosch dishwasher, Hotpoint fridge and concealed wall mounted Worcester gas central heating combi boiler. UPVC french doors lead to the Balcony with those breathtaking views over the Bay to the fells beyond. Ample space for dining furniture.

All 3 Double Bedrooms are well presented. Bedroom 1 is huge with ample space for bedroom furniture and includes the En-Suite Shower Room with a 4 piece white suite comprising curved shower enclosure, pedestal wash hand basin, bidet and WC. Attractive part tiled walls, ladder style radiator, fitted storage cupboard, medicine cabinet, extractor fan and panelled ceiling. Bedroom 2 is also a spacious double room currently utilised as a Twin Room with rear aspect. Bedroom 3 is a cosy double room with those fabulous views towards Morecambe Bay. The Bathroom also has a 4 piece white suite comprising bath, curved shower enclosure, vanity wash hand basin and WC with concealed cistern. All complemented by part tiled walls, ladder style radiator, fitted cupboard and extractor fan.

This superb Apartment will appeal to those looking for a generously proportioned weekend retreat or those young couples or families just stepping on to the housing ladder or those seeking a spacious, easily maintained retirement home - although there is no private parking, there is on road parking on Grange Fell Road and Eden Mount Road. There is also no private garden (to maintain) making this an ideal lock up and leave.

**Location** The property location is a 15 mins drive from the M6 motorway and a 10 mins drive to Lake Windermere. Grange-over-Sands is a mainline station for the Carlisle to Lancaster line, including a stop for the direct Barrow to Manchester airport service. A short walk down hill delivers you to several mini super markets, Butchers, Chemist, Greengrocers, Library, Post Office, Cafes and Tea Rooms The mainline Railway Station is a little further along with good connections to the rest of the country. The Medical Centre is just along the road and the excellent Primary School, with a 'Good' Ofsted rating, is just up the hill.

To reach the property, proceed up Main Street, bearing right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road, pass the Library on the right and proceed up the hill for approximately 400 yards and as the road levels out, turn right in to Edenmount Road. Flat 3 The Rowans is immediately on the right hand side.

What3words - <https://what3words.com/riding.flexibly.unfit>

**Accommodation (with approximate measurements)**

**Covered Entrance**

**Entrance Hall**

**Utility Room** 6' 2" x 5' 9" (1.90m x 1.76m)

**Cloakroom**

**Inner Hall**

**Lounge** 15' 11" x 14' 0" (4.87m x 4.28m)

**Dining Kitchen** 15' 10" x 15' 7" (4.85m x 4.76m)

**Bedroom 1** 16' 3" max x 15' 5" max (4.97m max x 4.70m max)

**En-Suite Shower Room** 9' 8" x 6' 4" (2.95m x 1.95m)

**Bedroom 2** 16' 0" x 9' 11" (4.88m x 3.03m)

**Bedroom 3** 11' 6" x 8' 5" (3.51m x 2.58m)

**Bathroom** 11' 9" x 5' 7" (3.60m x 1.71m)

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

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated the 1<sup>st</sup> January 2023. The Freehold is owned by all 3 flat owners. Vacant possession upon completion.

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

**Ground Rent/Service Charge** No Ground Rent of Service Charge is payable. Works are done on an 'as and when' basis and the costs are split between the 3 flats.

**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 £950 – £1000 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 3



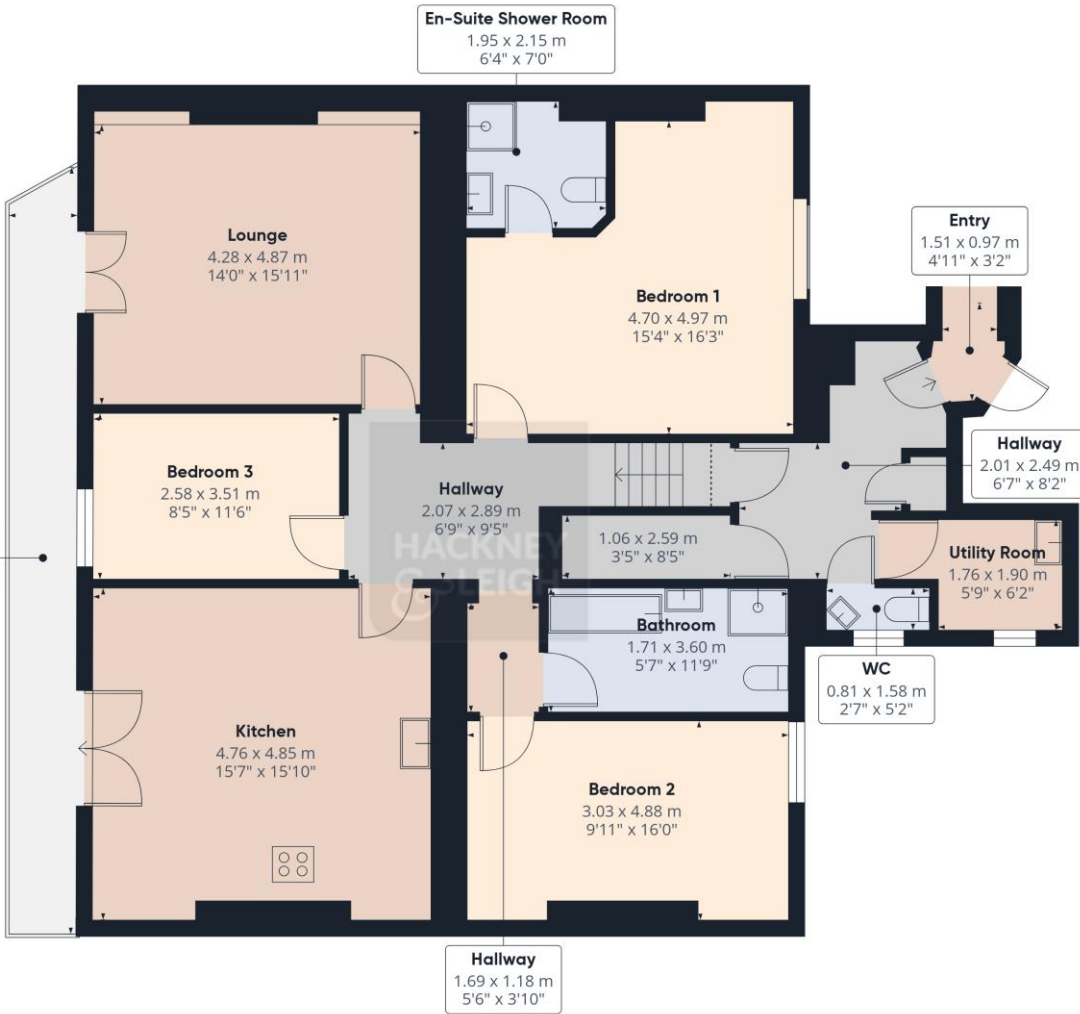
Bedroom 2



Bathroom



View from Balcony



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

126.8 m<sup>2</sup>  
1364 ft<sup>2</sup>

**Balconies and terraces**

10.2 m<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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