

HARRISON COWARD

COUNTY SQUARE ULVERSTON CUMBRIA LA12 7AB



BAY VILLA, MAIN STREET, GRANGE-OVER-SANDS, LA11 6DY

DECEPTIVELY SPACIOUS VICTORIAN GRADE II LISTED TOWN CENTRE
PROPERTY WITH EXTENSIVE VIEWS OVER MORECAMBE BAY

LOUNGE, DINING KITCHEN, UTILITY, 3 DOUBLE BEDROOMS, EN-SUITE
BATHROOM, FAMILY BATHROOM, SHOWER ROOM, ATTRACTIVE MATURE
GARDEN.

PRICE: O/A £230,000

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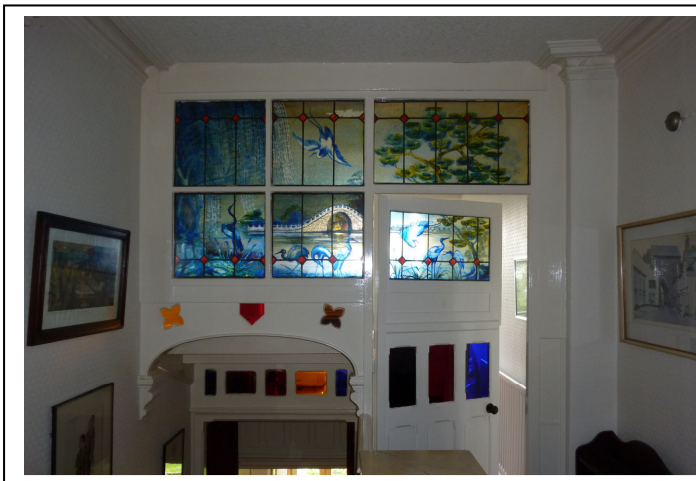
The property is accessed to the rear of the building at 1st floor level via a hardwood external door with decorative “Bay Villa” inserts leading to.....

ENTRANCE HALLWAY: 9’8” x 9’3” (2.94m x 2.81m) with double panel radiator and feature alcove with coat hooks. Door leading to....



LOUNGE: 24’9” x 16’3” (7.54m x 4.95m) at widest having wood effect painted panelling. White marble fireplace with original cast iron insert. Oak flooring. Ornate plaster cornice with second decorative wooden under cornice, ceiling rose with crystal chandelier. Sash windows to front aspect with extensive views over the Morecambe Bay. Two double panel radiators and television point. An inner hallway houses a large understairs cupboard and walk-in airing cupboard, leading to.....

OFFICE: 13’5” x 7’2” (4.08m x 2.18m) with large windows to front aspect. Single panel radiator. Built-in pigeon holes. An unusual painted glass window overlooks the mezzanine area.



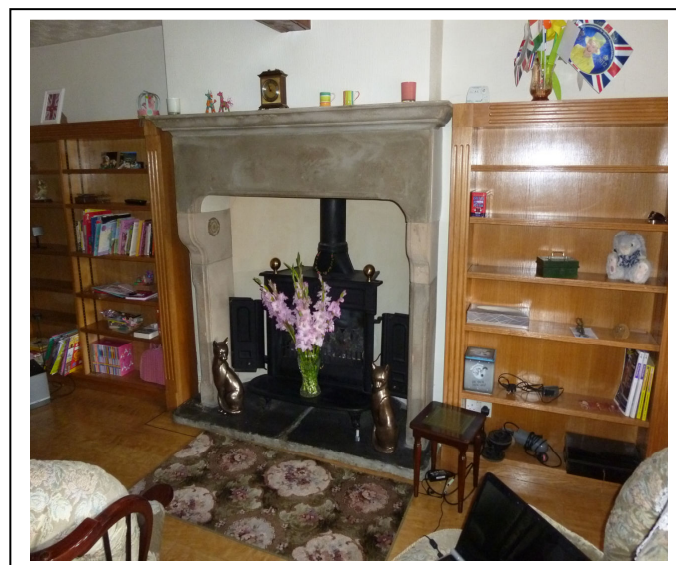
1st FLOOR BEDROOM: 17’7” x 17’0” (5.35m x 5.18m) with large picture window overlooking Morecambe Bay. Tiled fireplace within a large oak surround with antique dated inserts. Ceiling coving with picture rail and deep skirting boards. Double panel radiator. A further inner passageway holds useful linen cupboards and leads to.....

BATHROOM: 10’11” x 7’9” (3.32m x 2.36m) having a white suite comprising of bath with shower over, traditional high level WC, hand basin within a vanity unit and medicine cabinet. Double panel radiator. Window to front and side aspects with coloured glass inserts.



MASTER BEDROOM: 24'11" x 16'5" (7.59m x 5.00m) at widest having marble fireplace with pretty tiled insert to a cast iron and brass surround. Two double panel radiators. Deep original cornice and ceiling rose with large brass effect chandelier. A large bay window overlooks the bay to the front. **ADJOINING SHOWER ROOM:** 5'5" x 4'5" (1.65m x 1.34m) having white low rise WC and pedestal hand basin. Shower with reproduction antique brass fittings. Fully tiled wall and floor. Mirrored medicine cabinet. Double panel radiator and extractor fan.

The **MEZZANINE AREA:** 13'2" x 8'0" (4.01m x 2.43m) having a double panel radiator. Feature coving and ornate marble effect pillars. Stairs from this area lead down to the ground floor...



GROUND FLOOR LIVING KITCHEN: Kitchen area 16'5" x 8'4" (5.00m x 2.54m) at widest having non slip flooring. Bay window to garden. Range of Beech effect base units. Gas 5 ring AEG hob with electric oven and stainless steel extractor hood. AEG dishwasher. Suspended utensil rack with lighting. Complementary splash back tiling. **LIVING AREA** 19'8" x 16'1" (5.99m x 4.90m) with Oak laminate floor. Feature Sandstone inglenook fireplace with gas fired wood burning stove on a slate hearth. Built in Oak bookcases. Ornate iron and glass ceiling candelabra over dining area.

Accessed from the rear of the living kitchen is a large walk-in traditional larder with slate storage shelves. Adjoining **UTILITY ROOM:** 8'11" x 8'0" (2.71m x 2.43m) having double panel

radiator. Belfast sink. Extractor fan. Plumbing for washing machine and vent for drier. Curious covered sunken bath with workspace over. Electric meters.

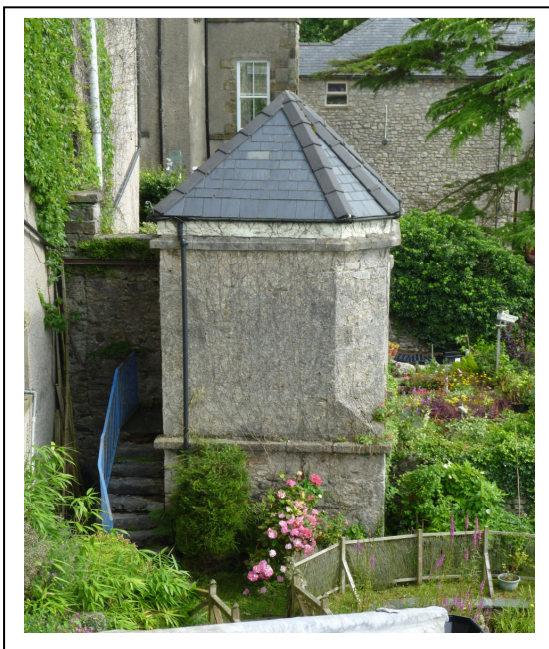
GROUND FLOOR BEDROOM: 15'11" x 11'7" (4.85m x 3.53m) having double panel radiator. Decorative coving. Traditional oak panelling. Window to front garden having a window seat with 3 Oak drawers underneath. Part glazed door to walk-in wardrobe further part glazed door to...

EN-SUITE BATHROOM: 8'7" x 4'2" (2.61m x 1.27m) being fully tiled with decorative fish border. Tiled floor. White pedestal basin and low rise WC, cream cast iron bath with over bath shower attachment. Dimplex wall mounted electric heater. Extractor fan. Mirrored medicine cabinet. Shaver point.

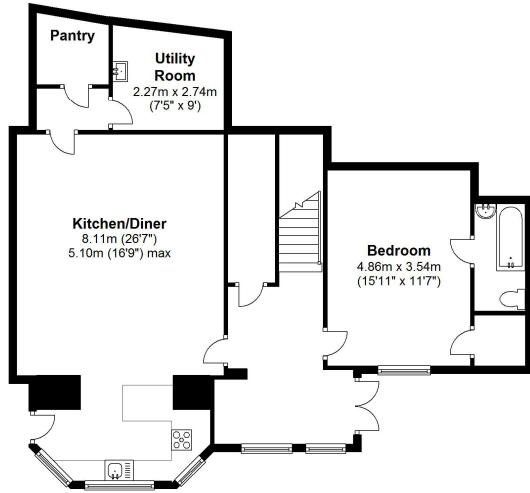


SUN ROOM: 10'9" x 7'9" (3.27m x 2.36m) at widest having Oak laminate flooring. Large picture windows to garden. Double panel radiator. Smoke alarm. Fuse box. Large adjoining walk-in understairs store. Double doors lead out to a decked area, further steps lead down to the garden.

OUTSIDE: To the front of the property there is a pleasant mature garden with lawned area, mature shrubs and borders, ornamental pond with bridge leading to an interesting and unusual "Folly" presently used for storage.

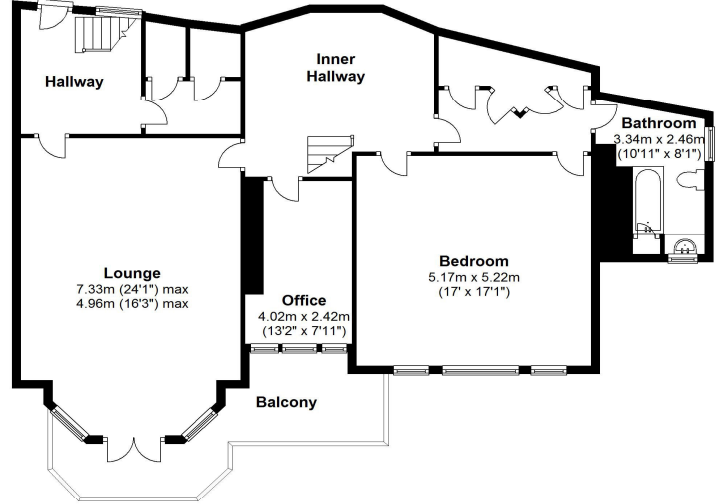


Basement



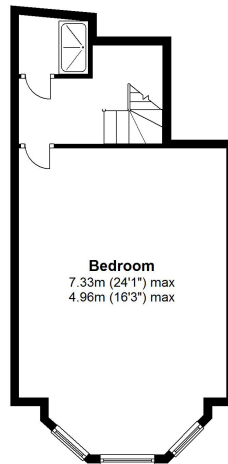
While every attempt is made to ensure accuracy, all measurements on this plan are approximate.

Ground Floor



While every attempt is made to ensure accuracy, all measurements on this plan are approximate.

First Floor



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Energy Performance Certificate



Bay Villa, Main Street, GRANGE-OVER-SANDS, LA11 6DY

Dwelling type: Ground-floor maisonette
 Date of assessment: 22 August 2012
 Date of certificate: 26 August 2012
 Reference number: 2728-2063-6248-4842-4904
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 221 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£8,163
Over 3 years you could save	£4,752

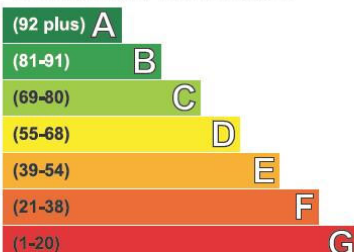
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£432 over 3 years	£294 over 3 years	
Heating	£7,314 over 3 years	£2,781 over 3 years	
Hot Water	£417 over 3 years	£336 over 3 years	
Totals	£8,163	£3,411	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
41	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£3,303	✓
2 Floor insulation	£800 - £1,200	£306	✓
3 Draught proofing	£80 - £120	£189	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

MAINS ELECTRICITY, WATER & GAS

COUNCIL TAX BAND “A” (verbal enquiry only)

INSPECTIONS: by arrangement with the Agents

AGENTS NOTES

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order, or fit for their purposes. Furthermore, where we have described fixtures and fittings as included in the sale we have relied upon the vendors instructions that these are included.

Purchasers should verify by pre-contract enquiries which fixtures and fittings are included in the sale.

**I WALKER F R I C S
MISREPRESENTATION ACT 1967 (NOTICE)**

These particulars do not constitute any part of, an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Vendors and Agents. No statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make or give, and neither Messrs Harrison Coward nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered subject to Contract and to remaining unsold.