



## Grange-over-Sands

£435,000

White Gable, Charney Road, Grange-over-Sands, Cumbria, LA11 6BP

White Gable is a superb, 3 double bedroom deceptively spacious detached bungalow, set in an elevated position on a generous plot. Immaculately presented throughout, it has a very warm and welcoming feel; a new owner may choose to make some updates or tweaks in places, but it is equally ready to enjoy as it is. There are also some super views from the front bay windows towards Morecambe Bay and the fells beyond.

Built in 1929, the property retains many of the character features of its era, including traditional doors, striking original fireplaces, cornicing and picture rails, which add charm and individuality to this lovely home.

Owned and much loved by the current vendor for over 25 years it is now time to relocate closer to family. We expect this property to have a broad appeal, so arrange your viewing now.

### Quick Overview

Superb, spacious detached bungalow

3 Double Bedrooms

1 Bedroom with Dressing Area and En-Suite WC

Bathroom and Shower Room

Delightful Bay Views

Charming period features

Neatly presented throughout

Ample Parking and 2 Garages

Gardens

Superfast Broadband



3



2



3



D



Superfast  
Broadband



Double Garage &  
ample Parking

Property Reference: G3161



Lounge



View from Bedroom 1



Bedroom 3



Bedroom 2

Several steps lead up to the attractive, brand new, front door which opens into the spacious, welcoming Hallway with picture rail, coving and decorative archway. To the left is the Lounge with walk-in bay window and delightful Bay view, picture rail, decorative ceiling and striking original fire place with open fire. Bedroom 1 is to the right of the Hallway and is generously proportioned with walk-in bay window with charming Bay view. Decorative ceiling, striking original fire place and an extensive range of built in furniture. Off the Hall is a Shower Room with corner shower enclosure, WC and pedestal wash hand basin and separate Bathroom with coloured suite comprising corner bath, WC and pedestal wash hand basin. Built in storage cupboard. Bedroom 3 is the smallest Bedroom but still a cosy double with recessed wardrobe and external door. Bedroom 2 is another spacious double with external door and rear window. Recessed storage and open arch to Dressing Area which could become an office or even a nursery perhaps. Door to the En-Suite WC which comprises coloured WC and pedestal wash hand basin.

The Dining Room is well proportioned with original feature window (internal to sunroom). Picture rail, dado and decorative ceiling. A glazed door leads in to the Sun Room - a peaceful space to enjoy a book or morning coffee. The Kitchen is situated to the rear with a side aspect in to the garden and is well thought out with a pleasant range of cream wall and base cabinets with stainless steel 1½ bowl sink. Integrated dishwasher and fridge freezer; built in electric eye level oven and ceramic hob with extractor over. Ceramic tiled floor and external rear door. A step up and door gives access to the enviable and spacious Pantry and the useful Utility Room with sink, plumbing and space for washing machine and dryer and space for further fridge/freezers if required. Wall mounted gas central heating boiler and external rear door. The loft hatch in the Utility Room has a pull down ladder providing easy access to the partially boarded loft with light - excellent storage at the very least.

Externally to the rear is a useful storage Shed and to the front of the property there are 2 Garages (1 double and 1 single) - all with power and light. 1, due to access is used as a Workshop/Store Room. There is ample Parking on the tarmac driveway for several cars. To the front aspect is a wide, well stocked flower border which is very popular with the local wild birds! Gateways to either side lead around to the side and rear aspect. There is a pretty, level lawn with decorative railings and further paved and gravelled patios with deep well stocked rockery borders.

**Location** Charney Road is a popular, leafy, residential road approximately half a mile from the town centre where amenities such as Medical Centre, Library, Post Office, Railway Station, Shops/Cafes and Tea Rooms can be found



Lounge



Bedroom 1



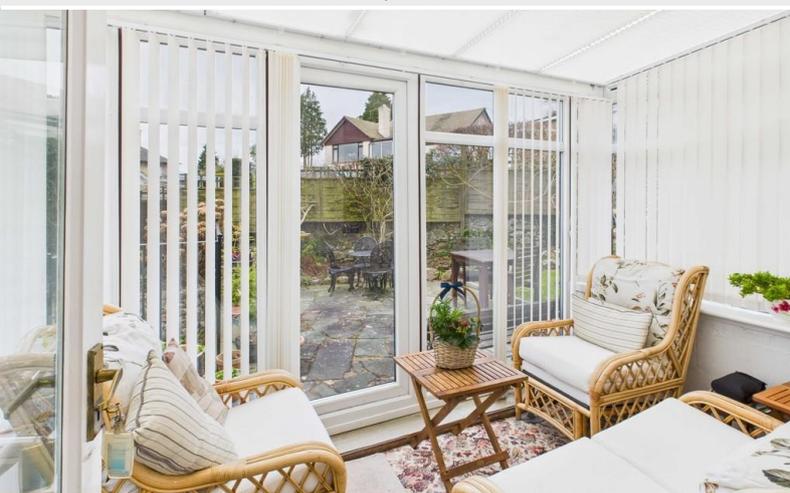
Dressing Area / Study



Dining Room



Utility Room



Sunroom

along with the picturesque Edwardian Promenade. The excellent local Primary School is just up the road and the Secondary School at Cartmel is 2 miles away. Ideally situated for wonderful walks from the door step with local woodland walks and the top of stunning Hampsfell being only around 20-25 minutes on foot! Approximately 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the foot of Lake Windermere.

To reach the property from Grange Town Centre proceed up Main Street and bear right at the mini roundabout into the one way system. At the crossroads go straight ahead into Grange Fell Road. Go past the Library and proceed up the hill taking the sixth right into Charney Road. White Gable can be found shortly, slightly elevated on the left hand side.

What3words:

<https://what3words.com/forks.lessening.warrior>

#### Accommodation (with approximate measurements)

##### Hallway

Lounge 14' 8" into bay x 11' 11" (4.49m into bay x 3.64m)

Dining Room 11' 9" x 11' 8" (3.58m x 3.56m)

Sunroom 10' 2" x 6' 6" (3.1m x 1.98m)

Kitchen 11' 10" x 9' 8" (3.61m x 2.95m)

Pantry 8' 4" x 4' 8" (2.54m x 1.42m)

Utility Room 8' 3" x 6' 9" (2.51m x 2.06m)

Bedroom 1 14' 10" into bay x 12' 0" (4.53m into bay x 3.66m)

Bedroom 3 9' 4" x 8' 6" (2.84m x 2.59m)

Bedroom 2 11' 6" x 9' 9" (3.51m x 2.97m)

Dressing Area/Study 6' 4" x 4' 10" (1.93m x 1.47m)

##### En-Suite WC

Shower Room 5' 11" x 4' 8" (1.8m x 1.42m)

Bathroom 8' 4" x 5' 11" (2.54m x 1.8m)

##### Store

Double Garage 18' 1" max x 16' 0" max (5.53m max x 4.89m max)

Garage/Workshop/Store 11' 4" x 6' 11" (3.47m x 2.13m)

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. Central heating boiler new 2022.

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

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

**Material Information:** We believe the roof of White Gable has asbestos roof tiles. Interested parties may wish to seek independent advice on this. We can recommend several local firms who may be able to assist.

**Viewings:** Strictly by appointment with Hackney & Leigh.



Dining Room



Breakfast Kitchen



Views to Morecambe Bay



Garden



Garden

**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 £900 - £950 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).

## 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



### Tracy Staton

Sales Team  
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



### Keith Wright

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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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)



Approximate total area<sup>(1)</sup>  
114.1 m<sup>2</sup>  
1228 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## A thought from the owners...

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