



Grange-over-Sands

£255,000

1 Corner Cottage
Charney Road
Grange-over-Sands
Cumbria
LA11 6BP

This wonderful cottage style apartment is truly unique and part of a substantial converted Edwardian building with breath-taking bay views and a versatile layout over two floors. This property will not hang around!

Comprising Entrance Porch, Hallway, Lounge, Dining Room/Bedroom 3, Kitchen, Shower Room, Utility Room, 2 Double Bedrooms, Front and Rear Gardens.

Property Ref: G2573

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Lounge



Lounge



View from Lounge

Location/Description: Many properties in Grange have views but these are genuinely spectacular - breath-taking, show stopping, jaw dropping views! Views, views and views!

Apart from the views, 1 Corner Cottage offers so much and will certainly be incredibly popular. Part of a converted Victorian dwelling cleverly retaining original features such as deep skirting boards, corniced ceilings, traditional wide doors and the spacious, airy rooms with high ceilings. The layout is truly versatile with accommodation over two floors and with a little work could potentially become a 4 bedroom 2 bathroom property if desired. The property is beautifully presented throughout with neutral décor and has been most recently a highly successful holiday let.

1 Corner Cottage is located just off Charney Road on a picturesque lane, reminiscent of Cornwall - super views can be enjoyed just walking to the front gate!

Charney Road is a popular road approximately half a mile from the town centre where amenities such as Medical Centre, Library, Post Office, Railway Station, Shops/Cafes & Tea Rooms can be found along with the picturesque Edwardian Promenade, the excellent local Primary School is just down the road. Ideally located for walks from the door step with local woodland walks and the top of stunning Hampsfell being only around 20-25 minutes on foot! Only around 20 minutes from junction 36 of the M6 Motorway and a similar distance from the foot of Lake Windermere.

For a Viewing Call 015395 32301



Dining Room

To reach the property from Grange Town Centre take the Grange Fell Road (go past the Library) and follow the road for approximately 1/4 of a mile. Turn right into Charney Road and proceed along with '1 Corner Cottage' being approximately 30 yards from the end of the road on the right hand side.

Accommodation (with approximate measurements)

From the pretty access lane two gates provide access to 1 Corner Cottage. The second gate affords access to the main entrance door which opens to:-

Entrance Porch with impressive, original Victorian tiled floor and frosted side window. Ample space for muddy boots and wet coats. Attractive, original, half glazed, stripped wooden door to:-

Hallway an 'L' shaped hallway with corniced ceiling, large linen cupboard and lovely, original period doors to:-

Lounge 21' 5" into bay x 12' 10" (6.53m into bay x 3.91m) a generously proportioned lounge dominated by the show stopping views of Morecambe Bay and beyond through the attractive bay window. Tiled fire surround housing the electric fire. Corniced ceiling and picture rail.



Dining Room/Bedroom 3



View from the Dining Room/Bedroom 3



Kitchen



Kitchen



Bedroom 2

Dining Room/Bedroom 3 18' 5" into bay x 12' 6" (5.61m into bay x 3.81m) this spacious, bright room is currently utilised as a formal dining room. Dominated by the magnificent views through the large rounded bay window. This is a view to take your breath away, towards Morecambe Bay and the Yorkshire fells beyond. Cream stone fire surround with polished black hearth housing the electric fire. Picture rail and corniced ceiling.

Kitchen 12' 5" x 8' 1" (3.78m x 2.46m) with external rear door and rear window. Attractive range of cream wall and base cabinets with contrasting black work surface and modern composite 1.5 bowl sink. Built in Neff oven, gas hob and microwave. Integrated fridge and freezer. 'Karndean' stone effect flooring, recessed ceiling spot lights and stairs down to lower floor.

Bedroom 2 12' 11" x 12' 0" (3.94m x 3.66m) a well proportioned double bedroom located to the rear offering pleasant views into the rear garden. Traditional black cast fire place with polished black hearth (not in use). Engineered oak floor.

Shower Room with a 3 piece white suite comprising low flush WC, double shower enclosure and pedestal wash hand basin all complemented by attractive tiled walls and Karndean slate effect flooring. Linen cupboard.

From the Kitchen stairs lead down to the Lower Floor.

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Bedroom 2

Hallway a spacious hallway with recessed ceiling spot lights. Ideal for use as study perhaps? Built in storage cupboards and engineered oak flooring. Doors to:-

Bedroom 1 20' 4" x 11' 1" (6.2m x 3.38m) a super bedroom with engineered oak floor and recessed ceiling spot lights on a dimmer switch. This room has ample space for a bed and lounge furniture. French doors to the patio with yet more bay views.

Laundry 14' 3" x 12' 2" (4.34m x 3.71m) a large laundry with two high level uPVC windows - bedroom 4 perhaps??? Large Study? Music Room? Man Cave? Teenagers Den?? Ceramic tiled floor, recessed ceiling spot lights and original cold slab.

Outside

Gardens to the front of the property and accessed via Bedroom 1 (or externally) there is a super paved, sunny terrace which has created an inviting seating area from which to enjoy the view, a morning coffee or perhaps an evening glass of wine or two! Steps lead down to the bijou rear garden area which packs a lot in! A grass pathway leads to the pedestrian gate at the bottom and the wide border is packed with mature, colourful plants and shrubs including two apple trees and a cherry! This could be changed into parking with reasonably little trouble if desired. Directly outside the front door is a further small seating area. To the rear is a good sized garden stocked with a mix of well established plants, shrubs and trees with a gravel pathway winding through. A wide paved area directly outside the door to the kitchen creates a further seating areas. Shed. 2 outside taps.



Shower Room



Bedroom 1



Bedroom 1



Lower Hall



Laundry Room

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

Tenure: Freehold. Subject to the lease on Flat 1 which has a 999 year lease dated from 1975. These two properties pay one-half share each towards the upkeep/repair of the shared aspects of the property ie: roof, gutters, drains etc. . A copy of the lease is available for inspection at the Grange Office.

Note: This property is within Grange Conservation Area.

Council Tax: Band C. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £750-£800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

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View from Dining Room/Bed 3

Viewing Notes:



Patio from Bedroom 1

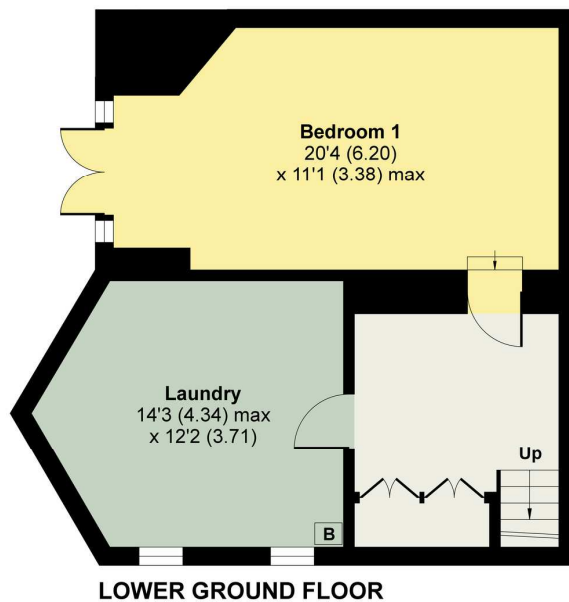
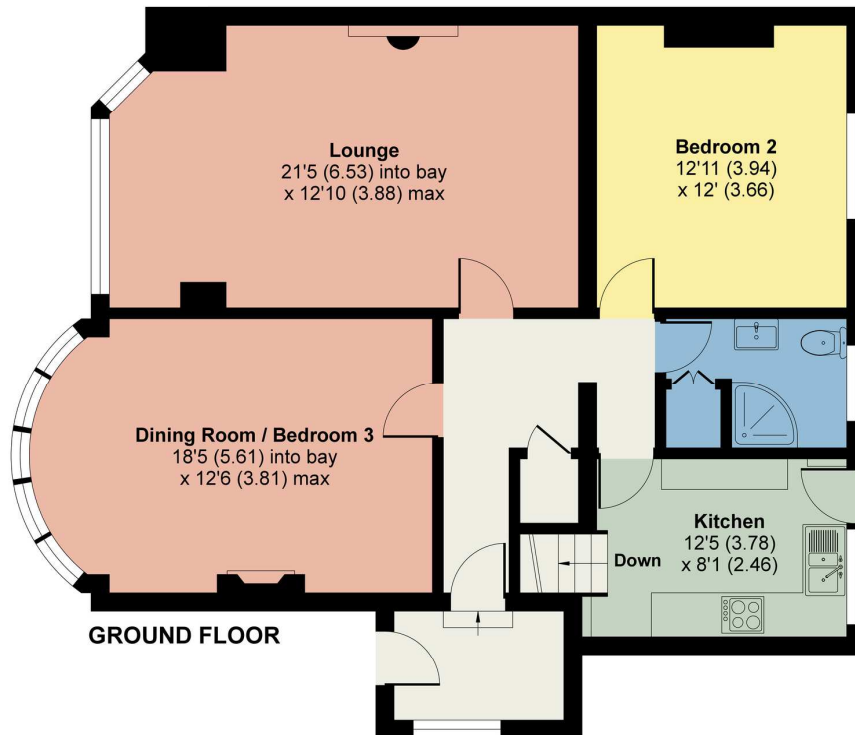


Front Garden

Charney Road, Grange-Over-Sands, LA11

Approximate Area = 1455 sq ft / 135 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 754232

A thought from the owners – This is a very light, bright place to live, with lovely views.

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