



## Grange-Over-Sands

**£399,000**

The Smithy  
Windermere Road  
Grange-Over-Sands  
Cumbria  
LA11 6EG

With convenient access to the town, The Smithy is tucked away in a slightly elevated position with generous, light rooms.

This former Blacksmiths dates back to the 1930's and is now an 'Upside Down' House and comprises Entrance Hallway, 2 Double Bedrooms (1 En-Suite), 1 Single Bedroom, Bathroom, large open plan Living/Dining Room, Kitchen, Study/Bedroom 4. Outside: Attached Garage, delightful Gardens and Parking. Early viewing highly recommended.

Property Ref: G2644





Bathroom



Bedroom 1



Bathroom

**Location/Description:**

The Smithy is a Detached House and as the name suggests, began life as a Blacksmiths at the turn of the 20th century. Converted by the current owners in 1993 this unique property has become a spacious, versatile, light and conveniently located home and has been owned, enjoyed and much loved by the same family ever since! Suitable for a variety of different purchasers and ripe for a new owner to put their own stamp on. With Attached Garage and Parking and to the rear the gardens are a bonus and simply a credit to the owners.

Located just a short walk from the centre of Grange over Sands with Railway Station, Medical Centre, Post Office, Primary School, shops, Cafes/Tea Rooms close-by, not forgetting the picturesque Edwardian mile long Promenade and Ornamental Gardens.

To reach the property:- Passing the Railway Station on the left hand side take the second exit on the mini roundabout onto Windermere Road. The driveway to The Smithy can be found shortly on the left hand side (opposite the exit to the car park).

**Accommodation (with approximate measurements)**

**Covered Porch** With glazed wooden door opening to:-

**Hallway**

The hallway is spacious and 'L' shaped with a window to the front aspect. Door to integral garage, stairs to first floor and doors to:-

**Bathroom**

With deep set frosted window and 3 piece suite comprising low flush WC, wash hand basin on vanity unit and large corner bath with shower attachment above. Airing cupboard with pressurised hot water cylinder.



Bedroom 2

**Bedroom 1**

15' 11" x 9' 9" (4.85m x 2.97m)

A generous double bedroom with dual aspect. Two deep set windows and cottage style plastered walls; TV point and door to:-

**En-Suite Shower Room**

Having a 3 piece suite comprising shower, low flush WC and wash hand basin on vanity unit. Deep set frosted window.

**Bedroom 2**

17' 0" max x 10' 2" max (5.18m max x 3.1m max)

A second generous double bedroom with deep set side window and cottage style plastered walls. TV point.

**Bedroom 3**

13' 6" max x 12' 6" max (4.11m max x 3.81m max)

A spacious, 'L' shaped bedroom with deep set side window. TV point.

**From the Hallway**

The return stairs rise to:-

**Open Plan Living/Dining Room**

38' 7" x 16' 0" max (11.76m x 4.88m max)

A huge room! Flooded with sunlight through the two large 'Velux' roof windows and sliding and double doors which also provide delightful views into the wonderful rear garden! Exposed beams, cottage style plastered walls and TV point. Stone fireplace with living flame gas fire. Ample space for living and dining furniture. Open arch to:-



Bedroom 3



Bedroom 3



Open plan Living/Dining Room



Open plan Living/Dining Room



Dining Area

#### Kitchen

13' 8" x 13' 5" (4.17m x 4.09m)

A good sized square kitchen, again very light with two 'Velux' roof lights. Furnished with a good range of wooden wall and base cabinets with complementary worktops and part tiled walls incorporating the 1½ bowl stainless steel sink unit. Integrated fridge, freezer; Gas double oven with electric grill, Stainless steel gas hob, dishwasher and washing machine. Complementary tiling. Door to:

#### Study

12' 11" x 9' 10" (3.94m x 3m)

A spacious room but suitable for a variety of different uses (as there is plenty of study space in the large open plan room) - perhaps a playroom? Music Room? Studio? Hobbies room? Bedroom 4? Low level door to excellent eaves storage.

#### Outside

#### Gardens

The main garden is to the rear and is simply a joy! An abundance of pretty colours with many well established plants and shrubs. A paved pathway leads around, passing the ornamental pond up a couple of steps to the raised seating area which is a private and peaceful spot to enjoy a glass or two or some delicious food. Wooden storage shed. To the side of the property there is a good sized vegetable garden, wooden bin store and pathway and gate to the front. To the front of the property steps lead up to a raised area with yet more delightful plantings to a level, gravel seating area from which you can watch the world go by!



Kitchen



Kitchen



Study/Office



Front Aspect from Top Garden



Side Garden

**Integral Garage**

With metal doors, power and light. Wall mounted gas central heating boiler.

**Parking**

There is parking to the front of the property for two vehicles.

**Services:**

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

**Tenure:**

Freehold. Vacant possession upon completion.

**Council Tax:**

Band E. South Lakeland District Council.

**Viewings:**

Strictly by appointment with Hackney & Leigh Grange Office.

**Energy Performance Certificate:**

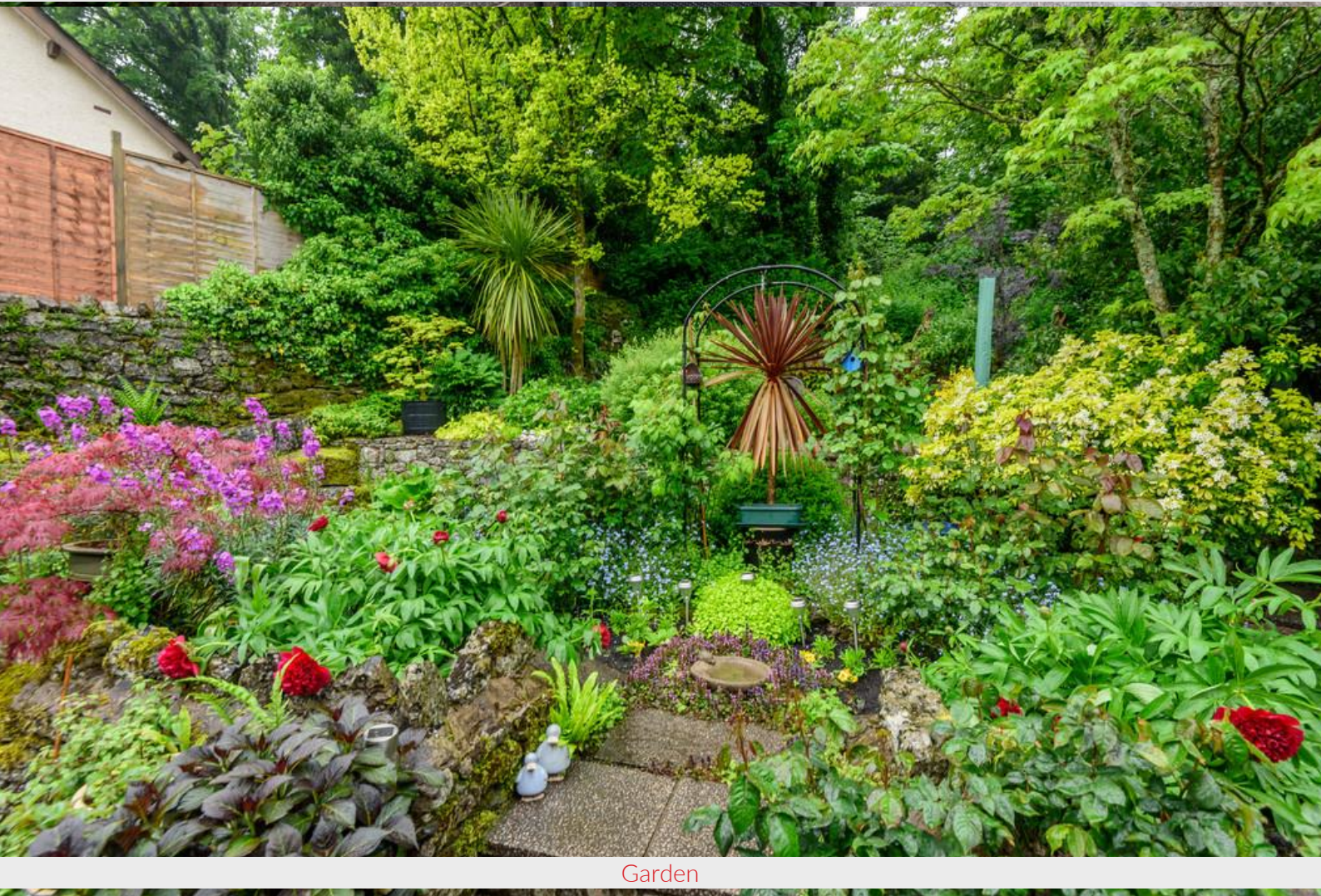
The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:**

If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Garden



Garden

# The Smithy, Windermere Road, Grange-Over-Sands, LA11

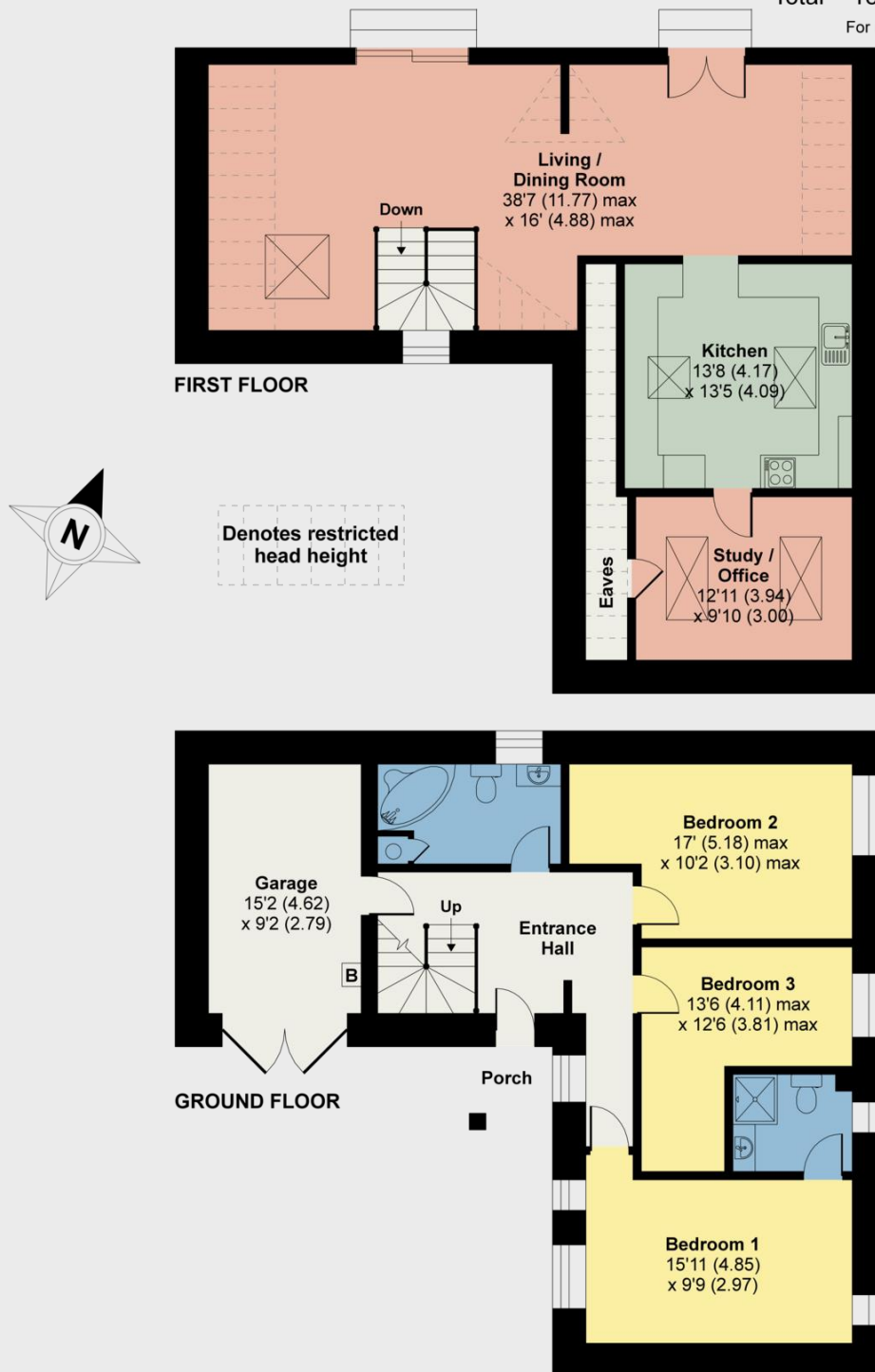
Approximate Area = 1483 sq ft / 137.7 sq m

Limited Use Area(s) = 198 sq ft / 18.4 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1819 sq ft / 168.9 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). © n/checom 2021. Produced for Hackney & Leigh. REF: 845734

A thought from the owners... "This is a very light, bright place to live, with lovely views overlooking the private rear garden."

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