



## Grange-over-Sands

**£335,000**

1 Lingfell  
16 Grange Fell Road  
Grange-over-Sands  
Cumbria  
LA11 6BJ

A fantastic opportunity to acquire a spacious and versatile 2 storey apartment in a convenient, elevated location with superb bay views perfectly suited as a family home or indeed, as currently, a successful holiday let.

Comprising 4 double bedrooms (2 En-suite), Shower Room, Kitchen, Lounge, Dining Room, Hallway, Front Garden, Rear Yard and parking space.

Property Ref: G2641

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Garden and Views



Lounge



Dining Room

**Location/Description:** No.1 Lingfell is part of a substantial Victorian property comprising of the ground and lower ground floor. The accommodation is spacious with grand, well proportioned rooms and period features such as high corniced ceilings and ceiling roses. Currently a successful holiday let but also perfectly suited as a spacious family home. The layout is versatile allowing living accommodation all on one level if necessary. There are fine views towards Morecambe bay to the front and the location is convenient with only a short walk to the amenities such as Medical Centre, Primary School, Library, Shops, Cafes/Tearooms, picturesque Edwardian Promenade and Railway Station.

To reach the property, proceed up Main Street, bearing right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road, past the library, proceed up the hill for approximately 400 yards and as the road levels out you will find Lingfell on the right hand side.

**Accommodation (with approximate measurements)**

The half glazed uPVC door opens to:-

**Entrance Vestibule** with original parquet flooring and coat hooks. uPVC door and matching side panel with stained glass to:-

**Hallway** a most impressive and spacious hallway with high ceiling and decorative, original cornicing. Wood effect laminate flooring, stairs to lower ground floor and doors to:-





Lounge

**Lounge** 17' 7" max x 15' 9" to bay (5.36m max x 4.8m to bay) a large airy lounge with bay window to the front providing delightful views towards Morecambe Bay. Period walnut fire surround with Lakeland slate inset and hearth and electric fire. High corniced ceiling, ceiling rose and multi pane double doors to:-

**Dining Room** 16' 11" max x 16' 9" max (5.16m max x 5.11 maxm) a second generous reception room with window to the rear. Cream painted fire surround housing the gas fire. High ceiling, picture rail, wood effect laminate floor and door to hallway.

**Kitchen** 11' 3" x 8' 11" (3.43m x 2.72m) having a range of cream wall and base units with inset Belfast sink. Range cooker with 5 burner hob and extractor over. Included in the sale is the under-counter fridge, freezer, washing machine and dishwasher. External door, rear window and ceramic tiled floor

**Shower Room** a modern, tiled shower room with frosted uPVC window. Large, walk in shower with body jets, wall mounted wash hand basin and low flush WC. Chrome ladder style radiator.

**Bedroom 2** 16' 6" x 15' 6" (5.03m x 4.72m) an exceptionally large double bedroom with space for both bedroom and lounge furniture with rear aspect. High corniced ceiling, dado rail and wood effect laminate flooring. A versatile room where if a fourth bedroom is not necessary it could be many other things! Huge office? Third reception room? Music room? Cinema Room? Teenagers space?



Kitchen

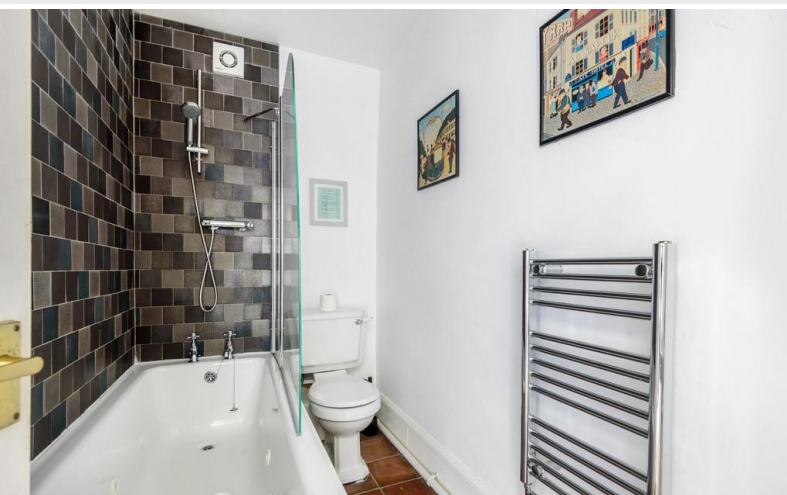


Shower Room





Dining Room



En-Suite Bathroom to Bedroom 1

**Bedroom 1** 16' 4" into bay x 15' 6" max (4.98m into bay x 4.72 maxm) a lovely room with front aspect which has delightful views to Morecambe Bay. High corniced ceiling, ceiling rose and door to:-

**En-Suite Shower Room** having a 3 piece white suite comprising bath with shower over, pedestal wash hand basin and low flush WC.

**From the hallway** the stairs lead down to:

**Lower Lobby** with recessed ceiling spot lights and doors to:-

**Bedroom 3** 16' 8" to bay x 15' 6" (5.08m to bay x 4.72m) a third cavernous double bedroom with recessed ceiling spot lights. Two windows to the front and narrow, glazed stable door. Recessed alcove and door to:

**En-suite Bathroom** with recessed ceiling spot lights and a 3 piece white suite comprising low flush WC, pedestal wash hand basin and corner bath.

**Bedroom 4** 15' 8" x 15' 7" (4.78m x 4.75m) a well proportioned double bedroom with front aspect. Recessed ceiling spot lights.



Bedroom 2

For a Viewing Call 015395 32301



Kitchen

#### Outside

**Garden** the main garden is to the front and has a good sized area of level lawn, a sunny paved patio and further area of wooden decking ideal for outdoor dining. The garden is private from the road and enjoys some wonderful bay views. Steps down to lower area with access to and from bedroom 3.

To the rear is an enclosed rear yard with outside tap and steps to the parking space.

**Parking** there is a parking space to the rear for 1 car. Further on road parking is available to the front of the property.

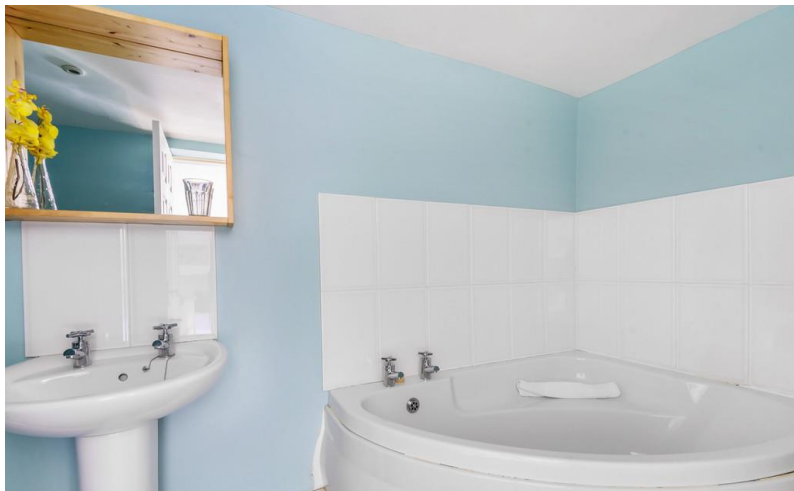
**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

**Tenure:** Freehold subject to the leases of the upper 2 flats. Vacant possession upon completion. No upper chain.

**Business Rates:** RV £5800.00 - Small Business Rate Relief may be available.

**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.



En-Suite Bathroom to Bedroom 3



Bedroom 4





Bedroom 1



Parking Space



Rear Yard

**Holiday Letting:** Currently a successful holiday let through Sykes Cottages:  
<https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Grange-Over-Sands/1-Lingfell-968237.html#duration=7&calendar=2022-08&changeover=6>

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Bedroom 3

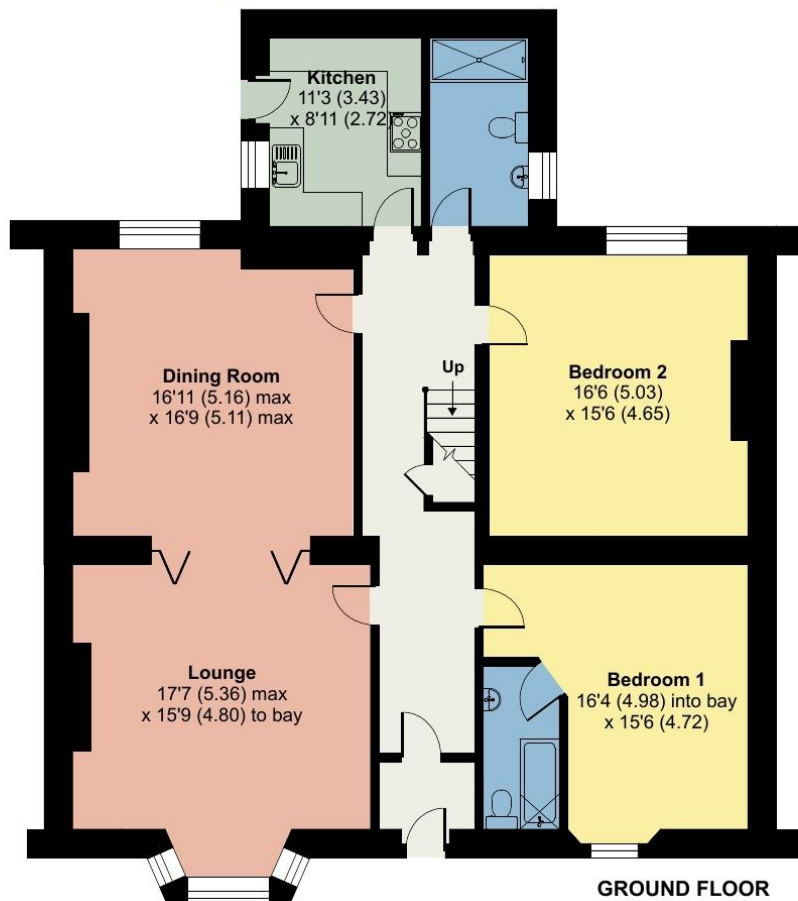
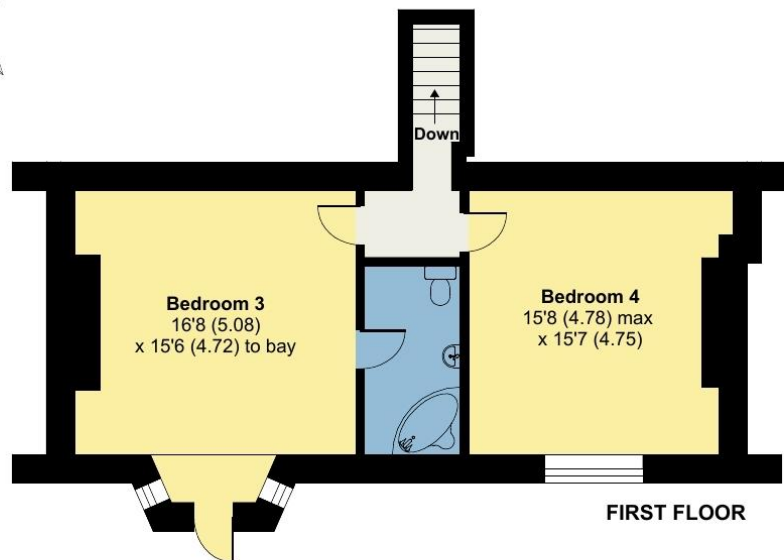




# Grange Fell Road, Grange-Over-Sands, LA11

Approximate Area = 2209 sq ft / 205.2 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 2022. Produced for Hackney & Leigh. REF:

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