



Grange-over-Sands

£695,000

Formosa
1 Greenacres
Grange-over-Sands
Cumbria
LA11 7ER

This property is truly exceptional. Built to a high specification and only completed in 2020. Now reluctantly for sale with some of the very best views Grange over Sands has to offer. Comprising spacious Hallway with Cloaks and Utility Room off, Kitchen, Living/Dining Room with Balcony, 3 double Bedrooms (2 En-suite), Study/Bedroom 4. Integral Garage, Undercroft, Gardens and Parking. Highly recommended.

Property Ref: G2627

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View from Master Bedroom



Kitchen

Location/Description: Formosa is simply exceptional in every way. Designed and built using the finest materials, the latest engineering skills and clever designing has created a wonderful, light, luxurious and spacious family home that makes the very most of the breath-taking views of Morecambe Bay and Lakeland Fells beyond. A labour of love, the fastidious vendors have had this property built with no expense spared with the intention of this being their forever home. They have now very reluctantly decided to sell to move closer to family. A Professional Consultation Certificate is in place for 6 years from June 2022.

With detail such as triple self-cleaning glazing and underfloor heating throughout, brushed chrome sockets, individual central heating thermostats in all rooms, Burlington slate roof, insulated stainless steel water collection tank and stunning bespoke oak staircase made from one single, local, naturally fallen tree!

Presented in pristine condition inside and out this property and its exceptional views, really do have to be seen to be appreciated.

Greenacres is in a quiet residential area, approximately 10 minute walk from the centre of town. Grange boasts amenities such as Medical Centre, Library, Post Office, excellent Primary School, Cafes, Shops and Tearooms, not forgetting the wonderful, picturesque mile long Edwardian Promenade and Ornamental Gardens.

To reach the property proceed out of Grange towards Allithwaite, take the left turn into Rowanside opposite the large 'pink' nursing home on Risedale Hill and follow the road around into Greenacres.

For a Viewing Call 015395 32301



Kitchen to Dining Area

Formosa, No.1 Greenacres can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Entrance the covered porch with slate floor and attractive grey 'Rock door' with frosted glazed panel and side panels is impressive and open to:-

Hallway 15' 9" x 9' 1" (4.8m x 2.77m) the Hallway is spacious and welcoming and filled with natural light. The first glimpse of the stunning view is hinted through the glazed door to the lounge. Tasteful 'Karndeian' flooring with bespoke Oak stair case up and down (made from a single, local tree), with contemporary glass balustrading; recessed ceiling spot lighting, Oak doors to all rooms and integral Garage.

Cloakroom with low flush WC and small wash hand basin set on vanity unit. Feature mosaic splash back tiles, recessed ceiling spot lights, frosted window with front aspect and 'Karndeian' flooring.

Utility Room 9' 0" x 7' 10" (2.74m x 2.39m) with a continuation of the 'Karndeian' flooring, recessed ceiling spot lights and frosted window. Dove grey wall and base cabinets and work surface with stainless steel sink. Space for washing machine, tumble drier and additional fridge freezer if required.

Kitchen 21' 10" x 11' 2" (6.65m x 3.4m) a light and bright south



Dining Area



Balcony and View



Kitchen



Lounge



Bedroom 3

facing room furnished with a superb range of 'cashmere' high gloss contemporary wall and base cabinets with contrasting dark work surface incorporating the 1.5 bowl porcelain sink including built-in waste disposal with pleasant outlook and breakfast bar. Ceramic induction hob with high gloss extractor over. Integrated 'Neff' oven and microwave, fridge/freezer, dishwasher and instant hot tap. Open to:-

Lounge/Dining Room 31' 6" max x 13' 7" max (9.6m max x 4.14m max) a most impressive, full width room dominated by the utterly splendid views through the large picture window and sliding doors to the balcony. This is a view you will never tire of, with the bay changing hourly, the stunning Lakeland Fells as a backdrop and views over part of the town in the forefront, which nicely complete this picture. Modern, wall mounted electric flame effect Gazco' fire. This large room easily offers spaces for both living and dining purposes and can also be accessed via the Hallway

Balcony 17' 0" x 5' 9" (5.18m x 1.75m) this wonderful space with glass balustrades provides a splendid outdoor area to enjoy a glass of wine and the magnificent views.

From the **Hallway** the stairs lead down to:-

Lower Hall with half glazed external door and doors to:-

Bedroom 2 15' 4" max x 13' 5" max (4.67m max x 4.09m max)



Lounge

larger than the average master bedroom this double bedroom is generously proportioned with rear aspect and pleasant outlook into the garden with glimpses of the bay beyond. Boasting walk-in wardrobe (6'4" x 6'1") (1.93m x 1.85m) and doors to 'Jack & Jill' shower room.

Shower Room this contemporary shower room is spacious and luxurious with tasteful 'Kardean' flooring and attractive wall tiles. Large, walk in shower enclosure with rainfall style shower and hand held shower, large rectangular shallow sink set on the white high gloss vanity unit and electric, bidet style toilet. Door to Lower Hall.

Bedroom 3 15' 5" x 10' 2" (4.7m x 3.1m) the smallest of the double bedrooms yet still sizeable! Window with rear aspect looking into the garden with glimpses of the bay beyond.

Study/office/Bedroom 4 10' 0" x 6' 10" (3.05m x 2.08m) currently utilised as a study/office ideal for the home-worker, but could also be a single fourth bedroom if required. Side window and 'Karndean' flooring.

From the Hallway the stairs rise to:-

First Floor Landing a spacious landing with 'Karndean' flooring and door to:-

Master Bedroom 17' 5" x 13' 8" (5.31m x 4.17m) wow! A



Study/Office/Bedroom 4



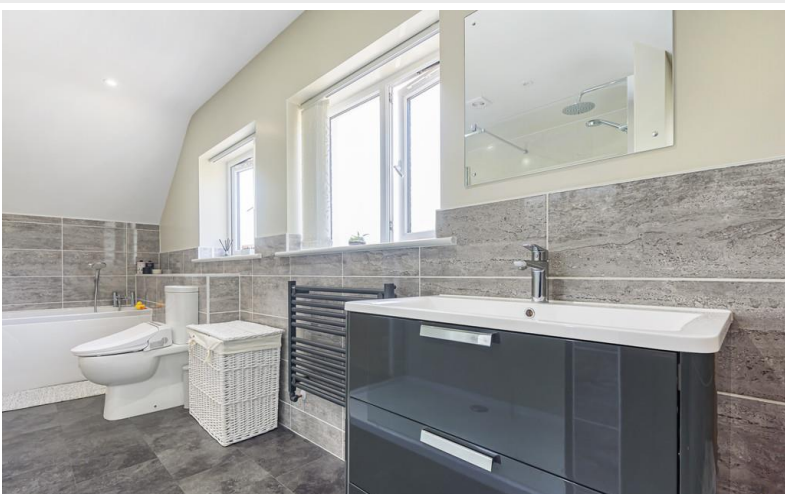
Shower Room



Bedroom 2



Bedroom 1



En-Suite Bathroom

wonderful main bedroom starting with the breath-taking, far reaching enviable views of Morecambe Bay and beyond! This generous double bedroom also provides ample space for a lounging area if required. Twin walk in wardrobes both fitted with rails and shelving and with access to extensive eaves storage. One wardrobe has a door to the Bathroom.

Bathroom a second luxurious bathroom! Having a 4 piece white suite comprising contemporary, deep oval bath with offset mixer tap; large walk-in shower enclosure with rainfall style shower and hand held shower; shallow, rectangular wash hand basin on a vanity unit and electric bidet style toilet. 'Kardean' flooring complementary, neutral wall tiles and twin frosted windows.

Outside

Integral Garage 17' 3" x 9' 10" (5.26m x 3m) even the garage is immaculate! Power, light and side window.

Undercroft 31' 8" x 9' 2" max (9.65m x 2.79m max) the sizeable undercroft has power and light and houses the central heating boiler. This useful space, with reduced head height provides good, dry and secure storage.

Garden Store 13' 1" max x 7' 7" max (3.99m max x 2.31m max) specifically created under part of the parking area this clever and useful store room provides dry and secure storage for garden furniture and equipment.

Gardens the main garden is located to the rear and enclosed by



Bedroom 1

attractive wooden fencing. There is a good area of level lawn with stepping stones and several, raised edging beds with some interesting and well cultivated young plants and shrubs. Paved patio areas to rear and sides to make the most of the sunshine whatever the time of day. Wide paved steps with unique planters lead up to the gated driveway.

Parking parking is provided for several vehicles to the front of the property on the brick set driveway with galvanised railings to garden.

Services: Mains electricity, gas, water (meter) and drainage. Gas underfloor heating.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band F. Westmorland and Furness 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 £1500-£1600 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Rear Garden



Balcony and View

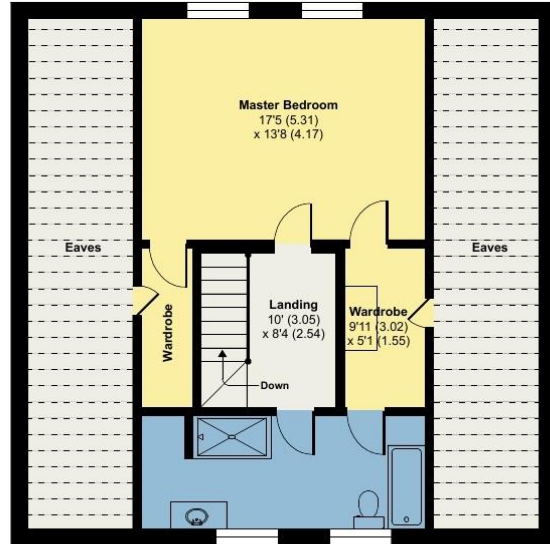
Greenacres, Grange-Over-Sands, LA11

Approximate Area = 1948 sq ft / 181 sq m
 Limited Use Area(s) = 426 sq ft / 39.6 sq m
 Garage = 170 sq ft / 15.8 sq m
 Outbuildings = 325 sq ft / 30.2 sq m
 Total = 2869 sq ft / 266.5 sq m

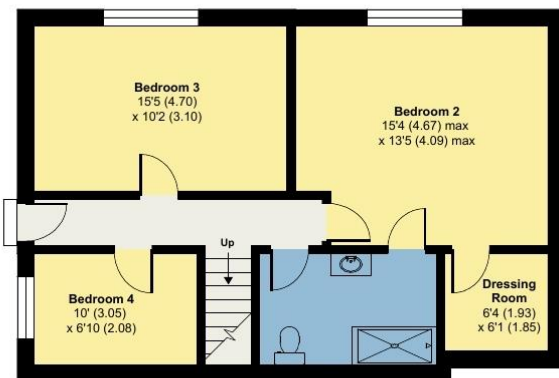


Denotes restricted head height

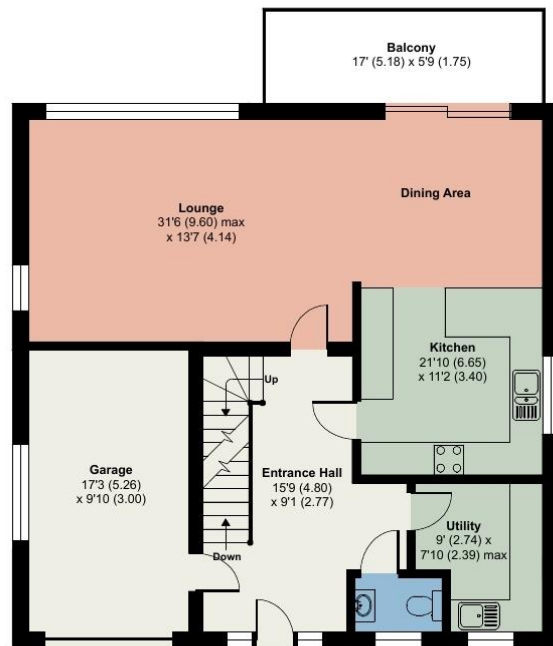
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 826352

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