



## Grange-over-Sands

£475,000

Mountain Ash, 13 Meadowbank Lane, Grange-over-Sands, Cumbria, LA11 6AT

Mountain Ash is a great find, detached, generously proportioned with versatile accommodation, peaceful location and lovely views over the town towards Morecambe Bay and beyond.

Comprising spacious Hallway, Kitchen, Living/Dining Room, Sun Room, Utility Room, Cloakroom and En-suite Bedroom to Ground Floor with 3 Bedrooms and Shower Room to the Lower Ground Floor. Garden Store/Workshop, Garage, Parking and Gardens. Early viewing highly recommended.

### Quick Overview

Detached, 4 Bedrooms (1 En-Suite)  
 2 Reception Rooms - 2 Shower Rooms  
 Peaceful residential location  
 Wonderful views  
 Garden Store/Workshop  
 Manageable Gardens  
 Delightful walks on the door step  
 Potential in some areas  
 Garage and Parking  
 Superfast Broadband speed 51 mbps available\*



4



2



2



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51 Mbps



Garage and  
Parking

Property Reference: G2693



**Description** There is somewhat of a shortage of spacious, family properties so this may be the one for you!

Mountain Ash is a spacious, detached property (slightly larger than the others on this development) in a quiet residential cul-de-sac location at the top of Grange over Sands and therefore boasts some wonderful views over the town towards Morecambe Bay and beyond. The property enjoys well proportioned, bright airy rooms and benefits from double glazing and gas central heating. Some purchasers may wish to up-grade the kitchen and shower rooms and décor but this lovely home is suitable for many different buyers but perhaps in particular the modern family buyer.



Cloak Room

This super property comprises a spacious and welcoming Hallway with stairs down to the Lower Ground Floor; Access to the loft via a pull down ladder and is boarded with light.

The kitchen is a good size with a range of 'oak' effect cabinets and inset sink unit. There is plumbing for a washing machine and dishwasher and space for large fridge/freezer. The living/dining room is vast and is dominated by the super views over the town towards Morecambe bay. There are two sets of patio doors one leading to a delightful balcony and the other to the sun-room which enjoys similar superb views and has a relaxing feel. On this level there is also a good sized double bedroom with en-suite shower room, cloak room, useful utility room and access to the integral garage.

The stairs lead down to the lower lobby with large linen cupboard and side access to the garden. There are 3 further bedrooms, one extra large double, a double room and the third room currently utilised as a home office. All have fitted bedroom furniture and finally a very large shower room.



Dining Area

Outside there is a garden store/workshop with power and light, manageable and private garden with sunny side patio and garage with remote up and over door, power and light.

**Location** Meadowbank Lane is in an elevated location on the edge of Grange over Sands, just a short walk from Hampsfell with its wonderful views and hospice.

Grange is a popular and friendly seaside town which is not only well located (around 20 minutes from the M6 Motorway and a similar distance to the base of Lake Windermere) but also extremely well served by amenities such as Medical Centre, Railway Station, Post Office, Library, excellent Primary School (with secondary just over the hill in Cartmel) a range of cafes, tearooms and independent shops, not forgetting the picturesque mile long level Edwardian Promenade, pretty ornamental gardens, duck pond and band stand. A really lovely and convenient place to live!



Lounge

To reach the property proceed up Grange Main Street, bearing right at the mini roundabout. Proceed down the short one way street with Higginson's Butchers on the corner and carry straight over into Grange Fell Road. Proceed up the hill to the top and just before the golf club take the left turn into Meadowbank Lane. No.13 can be found at the bottom of Meadowbank Lane on the left hand side.



Kitchen



Lounge



View from Balcony



Sun Room



Utility Room



Bedroom 1

## Accommodation (with approximate measurements)

Hallway

Cloak Room

Kitchen 12' 9" x 9' 3" (3.89m x 2.82m)

Dining Room 12' 9" x 9' 8" (3.89m x 2.95m)

Lounge 19' 7" max x 13' 0" max (5.97m max x 3.96m max)

Balcony 18' 8" x 4' 7" (5.69m x 1.4m)

Sun Room 10' 10" x 9' 5" (3.3m x 2.87m)

Utility Room 12' 7" x 5' 5" (3.84m x 1.65m)

Bedroom 1 13' 3" x 12' 6" (4.04m x 3.81m)

En-Suite Shower Room

Bedroom 2 17' 2" x 12' 6" (5.23m x 3.81m)

Bedroom 3 11' 0" min x 9' 11" (3.35m min x 3.02m)

Bedroom 4/Office 9' 10" x 7' 10" (3m x 2.39m)

Shower Room

Integral Garage 16' 0" x 12' 8" (4.88m x 3.86m)

Garden Store/Workshop 11' 4" x 9' 5" (3.45m x 2.87m)

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

Tenure: Freehold.

Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/23.8.22> not verified.

Note: This property can only be used as a Private Dwelling House.

Council Tax: Band F - South Lakeland District Council.

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

What3words:

<https://what3words.com/flexibility.shuttling.formally>

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 £1100 -£1200 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bedroom 3



Garden



Shower Room



View from Lounge

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



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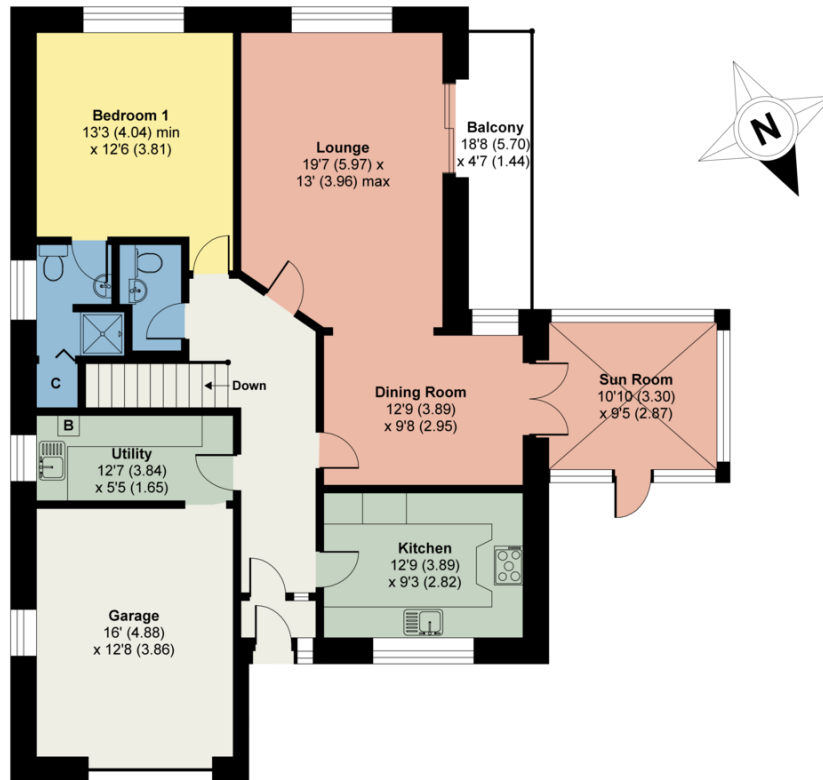
# Meadowbank Lane, Grange-Over-Sands, LA11

Approximate Area = 2020 sq ft / 187.6 sq m

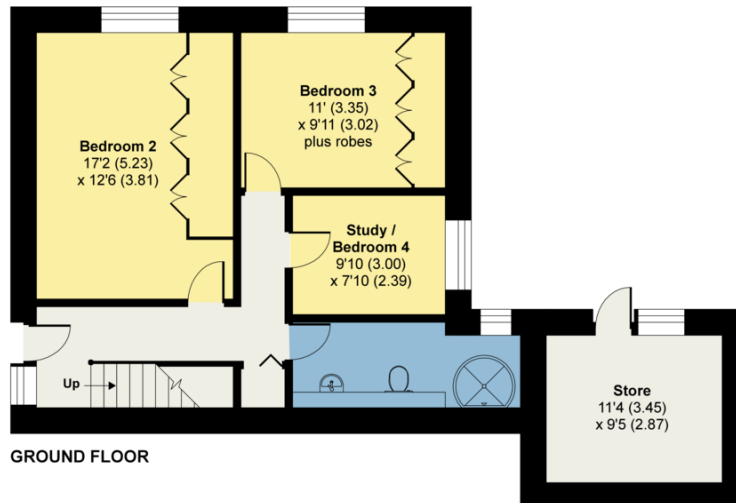
Store = 107 sq ft / 9.9 sq m

Total = 2127 sq ft / 208.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Hackney & Leigh. REF: 892069

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