



## Grange-over-Sands

£315,000

Nutwood Lodge, Windermere Road, Grange-over-Sands, Cumbria, LA11 6EG

Something a little different! A chain free, 3 Double Bedroom, Semi-detached former Coach House, well presented in a very convenient level location!

Comprising Sun Porch, Lounge, Inner Hall, 2 Double Bedrooms, Bathroom, Dining Kitchen and Utility Porch to the Ground Floor with En-Suite Double Bedroom to the First Floor. Viewing highly recommended.

### Quick Overview

- Semi detached, 3 Bedrooms
- 1 Reception, 2 Bathrooms
- Convenient, edge of town location
- Close to Railway Station
- Low maintenance outdoor space
- Excellent walks from the door step
- Well presented and chain free
- Versatile layout
- Parking for 1 vehicle
- Superfast Broadband speed 80 mbps available\*



3



2



1



E



80 Mbps



Parking for 1 vehicle

Property Reference: G2747



Lounge



Inner Hall



Dining Kitchen



Dining Kitchen

**Description** Nutwood Lodge is of stone construction with a slate roof and is the former lodge house to Nutwood Manor. This very well appointed property has a warm, welcoming and charming feel and boasts generous, well proportioned rooms with high ceilings typical of the time. This lovely and unusual property will appeal to many different buyers, perhaps a family, those hoping for living accommodation on one floor, a retired couple looking for a convenient location to the town or the wider, second home/holiday let market.

The living accommodation can be found on the Ground Floor level with just the en-suite Bedroom 3 on the First Floor which makes this property excellent for those seeking bungalow type accommodation with a guest staying on the first floor.

The Sun Porch (with enough space for a relaxing chair or two) provides access to the lovely original front door which opens into the Lounge. A super, sunny room with a large bay window (with attractive shutters), high ceiling and stove set into the original, charming stone fire place. Through to the Inner Hall which houses the boiler cupboard, large under stairs storage cupboard, stairs to the first floor and doors to all rooms. There are 2 well proportioned Double Bedrooms with front aspect, window shutters and high ceilings. The Bathroom has a 3 piece white suite of bath with shower over, wash basin and WC.

The Dining Kitchen is spacious and light with windows to 3 sides, furnished with a range of cream wall and base units with red mosaic wall tiles, wooden work-surface and inset Belfast sink. The electric range cooker with gas burners is available by separate negotiation. Room for table and chairs. The half glazed uPVC door leads into the Utility Porch with direct access to the patio style rear garden (vehicular access for neighbouring property). The useful Utility Porch has plumbing for a washing machine and provides excellent storage for muddy boots and wet coats.

Upstairs is a charming cosy Double Bedroom with built in cupboard and steps up to the En-Suite Shower Room. This arrangement is excellent for guests.

To the rear is a well proportioned and low maintenance patio style garden (with vehicular access for one neighbouring property and pedestrian access to the back of 2 neighbouring properties for property repairs and bin access) which enjoys a good degree of privacy as the rear is bordered by woodland. There is a deep planted flower bed, which if removed, would create additional parking if required. To the front there is a sweet, sunny forecourt style garden which is a pleasing area to sit and enjoy watching the world go by.

**Location** Nutwood Lodge enjoys an incredibly convenient location with just a short level walk into the small friendly seaside town of Grange over Sands. Grange is popular with residents and holiday makers alike and is well served by amenities including Railway Station (approximately a 5 minute level walk), Medical Centre, Post Office, Library, Cafes and Tea Rooms, Ornamental Gardens and picturesque, mile long Edwardian Promenade.

Grange is approximately a 15 minute drive from Junction 36 and perhaps 20 minutes from the base of Lake Windermere and all the South Lakes attractions.



Lounge



Kitchen



Bedroom 1



Bathroom



Bedroom 3



Bedroom 3

If travelling from the centre of Grange in the direction of the Railway Station, turn left at the mini-roundabout into Windermere Road and Nutwood Lodge can be found approximately 150 yards on the left hand side at the entrance to Nutwood Manor driveway.

#### Accommodation (with approximate measurements)

Sun Porch 8' 4" x 4' 6" (2.54m x 1.37m)

Lounge 15' 11" into bay x 10' 9" max (4.85m into bay x 3.28m max)

#### Inner Hall

Bedroom 1 11' 11" x 9' 10" (3.65m x 3.02m)

Bedroom 2 11' 11" x 8' 11" (3.65m x 2.74m)

#### Bathroom

Dining Kitchen 15' 6" x 10' 4" (4.72m x 3.17m)

#### Utility Porch

Bedroom 3 11' 4" x 7' 2" (3.48m x 2.20m)

#### En-Suite Shower Room

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

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 14.2.23 not verified

**Note:** There is Vehicular and Pedestrian rights of way over drive to access Nutwood Cottage. Pedestrian right of way from rear to Coach House Bungalow for property repairs and bin access.

**Conservation Area:** This property is situated within Grange Conservation Area.

**Council Tax:** Band C - South Lakeland District Council

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

**What3words** <https://what3words.com/uttering.reshape.holly>

**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 £800 - £850 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Patio



# Meet the Team

## Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301  
markhadwin@hackney-leigh.co.uk



## Helen Hadwin

Office Manager

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Tracy Staton

Sales Team

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Julie Bland

Sales Team

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Carolyn Featherstone

Viewing Team

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Julie Mason

Viewing Team

Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



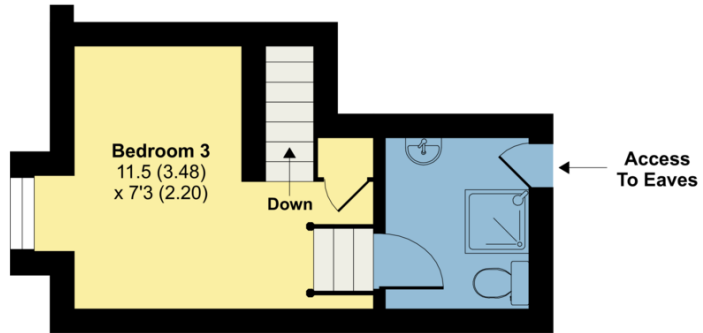
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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

# Windermere Road, Grange-Over-Sands, LA11

Approximate Area = 1149 sq ft / 106.7 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 949720

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