



## Grange-over-Sands

£400,000

3 Graythwaite Court, Fernhill Road, Grange-over-Sands, Cumbria,  
LA11 7BN

This super, modern 3 Bedroom Mews style home is immaculately presented inside and out. With tasteful décor and modern fixtures and fittings it is completely ready to just turn the key. On the ever popular, quiet, residential development of Graythwaite Court comprising Hallway with Cloakroom off, Lounge, Kitchen/Dining Room, 3 Double Bedrooms (one with balcony and one en-suite Shower Room), Bathroom, Garage, Parking and Garden. Viewing recommended.

### Quick Overview

Mews style home - 3 Double Bedrooms

1 Reception - 2 Bath/Shower rooms

Edge of Town Location

Views of central bowling green

Unique, residential development

Attractive Rear Garden

Lovely walks within easy reach

Immaculately presented

Parking for 1 car and Garage

Superfast Broadband speed 80 mbps available\*



3



2



1



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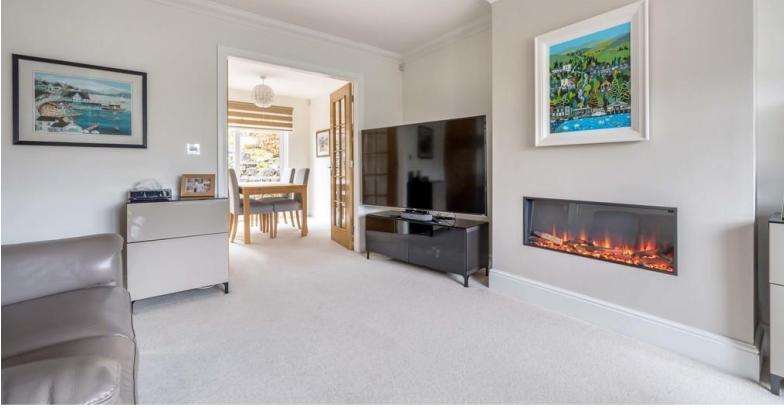


80 Mbps



Garage and  
Parking for 1 car

Property Reference: G2749



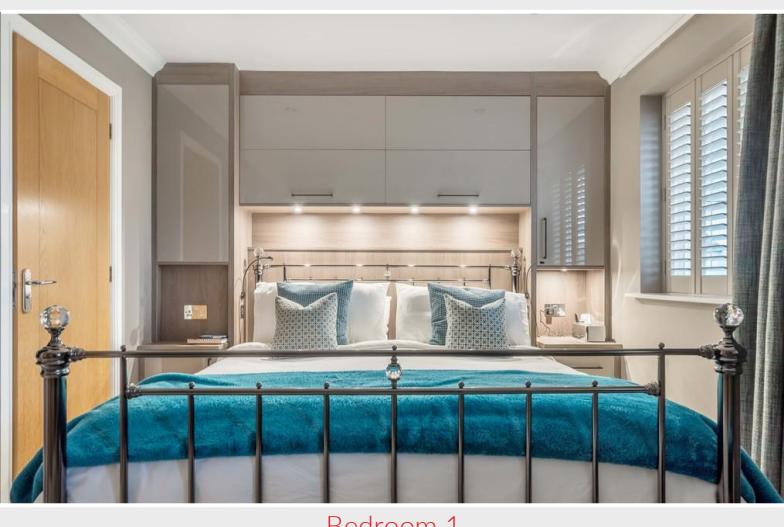
Lounge



Dining Area



Kitchen



Bedroom 1

**Description** Built by 'Priory Lifestyle' in 2005 the builders lavished their usual care and attention to detail which earned them the reputation as one of the area's most respected house builders. No.3 Graythwaite Court is immaculately presented throughout with tasteful modern décor, luxury fixtures and fittings, underfloor heating and recently replaced uPVC double glazed windows throughout. The property is spacious and sunny and still almost feels new! The current vendors planned for this to be their forever home so with this in mind made several costly upgrades including new Kitchen, installation of Solar Panels with battery storage, creation of a Utility area in the Garage, car charging point, new fire in the Living Room and more.

This lovely home is East facing and to the front enjoys a calming view over the central bowling green and to the rear a private, leafy outlook. The main front door opens into the Hallway with a contemporary cloakroom to the right, there is a window to the side for natural light and the stairs to the First Floor. A door leads into the Lounge which has a large window to the front and modern, recessed electric fire. There is also a generous and very useful under stairs storage cupboard. Double, glazed doors lead into the well proportioned Dining Kitchen. The Dining portion has patio doors leading directly to the lovely garden.

The Kitchen is well equipped with a good range of attractive cream, high gloss wall and base cabinets with contrasting composite work-surface and inset sink. Integrated fridge freezer, dishwasher 'Bosch' Oven, Microwave, 'Neff' ceramic hob. Lovely aspect into the Rear Garden and door to Garage with Utility Area (base unit, plumbing for washing machine and sink).

Upstairs the spacious landing has an airing cupboard and loft hatch with a pull down ladder. The loft has power and light, is partially boarded and currently used as excellent storage. There are 3 generously sized Double Bedrooms and family Bathroom. Bedroom 1 has a range of modern built in wardrobes with bedside cabinets and overhead storage and twin windows to the front - even glimpsing the Bay between properties! En-suite Shower Room with modern suite - WC, wall mounted wash hand basin and shower. Bedroom 2 is dual aspect with French doors to a particularly super feature which is the wonderful, covered balcony with lovely rear aspect - such an inviting spot for morning coffee! Bedroom 3 has a cosy double with rear aspect and recessed wardrobes.

The integral garage has an electrically operated door and Utility Space at the rear. Pedestrian door to Rear Garden. At the front there is an attractive, gravelled forecourt Garden next to the Driveway (with car charging point). The paved pathway to the side leads to the gated, Rear Garden which is a joy. Enjoying a high level of privacy with several paved terraces with rockery style planting interspersed and enclosed by a well established hedge.

**Location** Graythwaite Court is an unusual development of luxurious Mews style properties designed and built around a central bowling green. Part of the facilities of Graythwaite Court, alongside the bowling green, is the pavilion which offers residents a meeting room with kitchen and toilet facilities, open verandah, an amenity for use by all residents.

Graythwaite Court is a sought after development within walking distance of the town centre. The Medical Centre is just at the bottom of the hill, the Primary School just up the hill and the Town



Lounge



Dining Kitchen



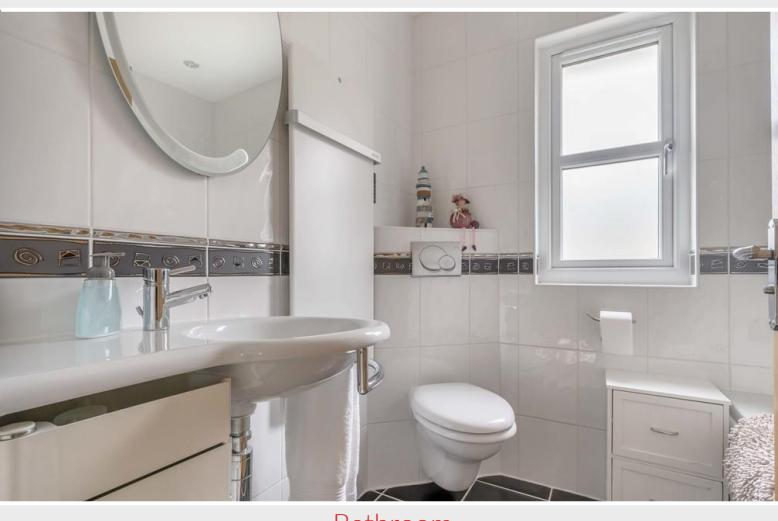
En-Suite Bathroom



Bedroom 2



Bedroom 3



Bathroom

Centre with amenities such as Post Office, Library, Victoria Hall, Railway Station, Shops, Cafes and Tea Room is approximately a 10 minute walk. The beautiful Ornamental Garden and Band Stand and of course the picturesque mile long Edwardian Promenade and not much more than a hop skip and a jump!

From Grange Town Centre, take the main road westwards as if going to Allithwaite and Flookburgh. Making a right turn just before the Fire Station into Fern Hill Road. Take the first left towards "Graythwaite Manor", ignoring Pine Close on the left go under the arch and take the second left into Graythwaite Court. No.3 is a short way along on the right hand side.

#### Accommodation (with approximate measurements)

##### Hallway

##### Cloakroom

**Lounge** 15' 1" x 12' 2" (4.6m x 3.71m)

**Dining Kitchen** 15' 8" x 9' 6" (4.78m x 2.9m)

**Bedroom 1** 13' 5" plus wardrobes x 9' 10" (4.09m plus wardrobes x 3m)

##### En-Suite Shower Room

**Bedroom 2** 13' 4" x 9' 5" (4.06m x 2.87m)

##### Covered Balcony

**Bedroom 3** 8' 11" x 8' 10" (2.72m x 2.69m)

##### Bathroom

**Garage** 19' 2" x 9' 7" (5.84m x 2.92m)

**Services:** Mains water (metered) electricity, gas and drainage. Gas central heating to underfloor heating. Solar panels with battery storage.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 2004.

The upkeep of the bowling green, shared gardens, roadway etc are the responsibility of the Management Company (any home owner can request to be elected to the Board) with the annual service charge for 2022/23 amounting to £346.35 per annum.

Graythwaite Court property owners have the use of the bowling green and the pavilion. The entrance to the pavilion is under the clock and is the outside sitting area whilst inside the pavilion there is a comfortable meeting room with tables and chairs plus a small catering kitchen and a disabled toilet. Property owners in Graythwaite Court own the pavilion jointly and it is used for residents' meetings and parties or alternatively owners may use the facilities for 'private' celebratory parties. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 18.2.23 not verified

**Please Note:** This property can only be used as a private dwelling. Holiday Letting is not permitted.



Bedroom 1



Bedroom 3



Rear Garden



Garage

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

**Council Tax:** Band E. South Lakeland District Council.

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

**What3words:** <https://what3words.com/hoicrite,leaky.rooms>

**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 £875 - £925 per calendar month. For further information and our terms and conditions please contact our Grange Office.



# Meet the Team

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Viewings available 7 days a week  
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dedicated viewing team  
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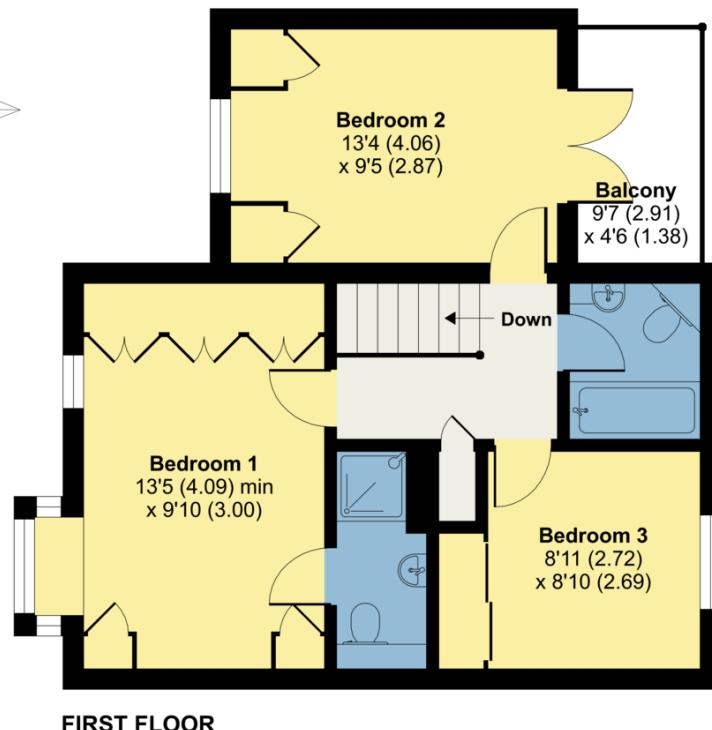
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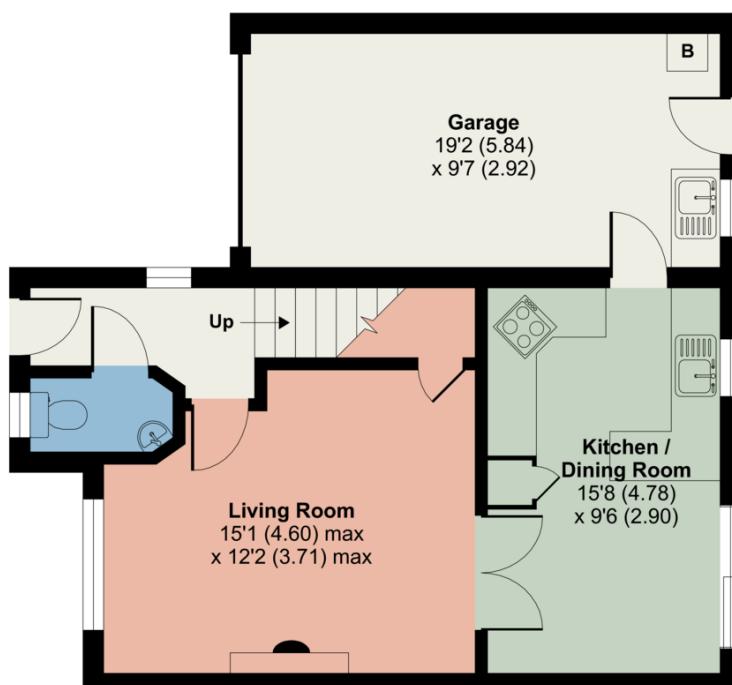
# Fernhill Road, Grange-Over-Sands, LA11

Approximate Area = 1152 sq ft / 107 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
Produced for Hackney & Leigh. REF: 950476

A thought from the owners - Very peaceful and relaxing place to live with wonderful neighbours.

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Request a Viewing Online or Call 015395 32301