



## Grange-Over-Sands

**£225,000**

Coach House Bungalow, Windermere Road, Grange-over-Sands, Cumbria, LA11 6EG

Coach House Bungalow is a delightful mid terrace cottage style property currently utilised as a successful holiday let - all on one level and beautifully presented throughout.

This warm, welcoming and cosy property will appeal to a variety of different buyers and comprises, Living/Dining Room, Kitchen, modern Shower Room, spacious Double Bedroom, Patio Forecourt Garden and Rear Pathway/Storage area. Early viewing highly recommended.

### Quick Overview

Mid Terrace Cottage with 1 Bedroom  
Living/Dining Room and Shower Room  
Very convenient location for Train Station and  
Town

Lovely walks on the doorstep  
Currently a successful Holiday Let  
Beautifully presented throughout  
Lovely, paved front Forecourt Garden  
Spacious, contemporary Shower Room  
Furniture available by separate negotiation  
Superfast Broadband speed 80 mbps available\*



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80 Mbps



On road or Car  
Park Permit

Property Reference: G2745





Living Room



Living Room



Living Room



Kitchen

**Description** Coach House Bungalow is an absolute gem and a very successful holiday let!

It will appeal to many different buyers, those wishing to downsize, those dreaming of a peaceful bolthole in the area, first time buyers, investors etc - one thing is for sure, whoever does become the new owner of this property, they will definitely not be disappointed.

Originally part of the Coach House and stables for the nearby Victorian mansion Nutwood Estate, Coach House Bungalow is now a warm, welcoming and charming little home, which is immaculately presented throughout.

This property offers so much - quality, charm, convenience, low maintenance, bags of storage for such a petite little place and potential for a decent income if that is the route you choose.

The fabulous, red uPVC stable door opens into the lovely Sitting/Dining Room. Ample space for both relaxing and dining with attractive wooden flooring. The ceiling and beams are painted white which gives a light, airy and cosy feel. A deep set window to the front has an oak window seat incorporated and the rear window in the exposed stone wall has an oak lintel and window sill. Electric stove with solid oak fire surround. The partially glazed oak doors lead to the Inner Hallway and Kitchen.

The Kitchen is bijou but perfectly formed with an attractive range of high gloss cream base cabinets with solid wood work-surface incorporating the 1½ bowl stainless steel sink unit, fridge freezer, electric oven and gas hob. Tasteful stone effect mosaic wall tiles and deep set window with outlook into the pretty Front Garden.

The Inner Hallway has a light tube bringing the outside in and a good sized cupboard with plumbing to house the washing machine and has access to the Bedroom, Shower Room and an external door which opens to the useful outdoor storage pathway. The secure gate at the end is for pedestrian access over neighbours yard/patio for maintenance etc.

The Bedroom is well proportioned with a rear aspect and has a range of cream built in furniture. The contemporary Shower Room is a good size and comprises double shower enclosure, low flush WC and a wash hand basin situated on a small, high gloss vanitory unit. The walls are tiled with large, mid grey wall tiles with contrasting floor. Within the Shower Room is the loft hatch which provides access to the partially boarded loft - with light and fabulous storage.

The Front Garden is a delight. Paved and pretty with several colourful pots and pot plants - ample space for an outdoor bench and table - a lovely space to watch the world go by.....

The Furniture is available by separate negotiation (apart from personal effects).

**Location** Coach House Bungalow 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.

To reach the property if travelling from the centre of Grange in the direction of the Railway Station, turn left at the mini-roundabout into Windermere Road and Coach House Bungalow can be found approximately 200 yards on the left hand side just after the the entrance to Nutwood Manor driveway.

**Accommodation (with approximate measurements)**

**Sitting/Dining Room** 18' 0" x 8' 11" (5.49m x 2.72m)

**Kitchen** 9' 9" x 6' 4" (2.97m x 1.93m)

**Inner Hall**

**Shower Room**

**Bedroom** 14' 10" x 8' 10" max (4.52m x 2.69m max)

**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/> 13.2.23 not verified.

**Business Rates** RV: Currently £2500 from April 2023 the RV will be £1300 - This property is currently subject to Small Business Rates Relief. Westmorland & Furness Council.

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

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

**What3words** <https://what3words.com/airbrush.icons.water>

**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 £600 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom



Bedroom



Shower Room

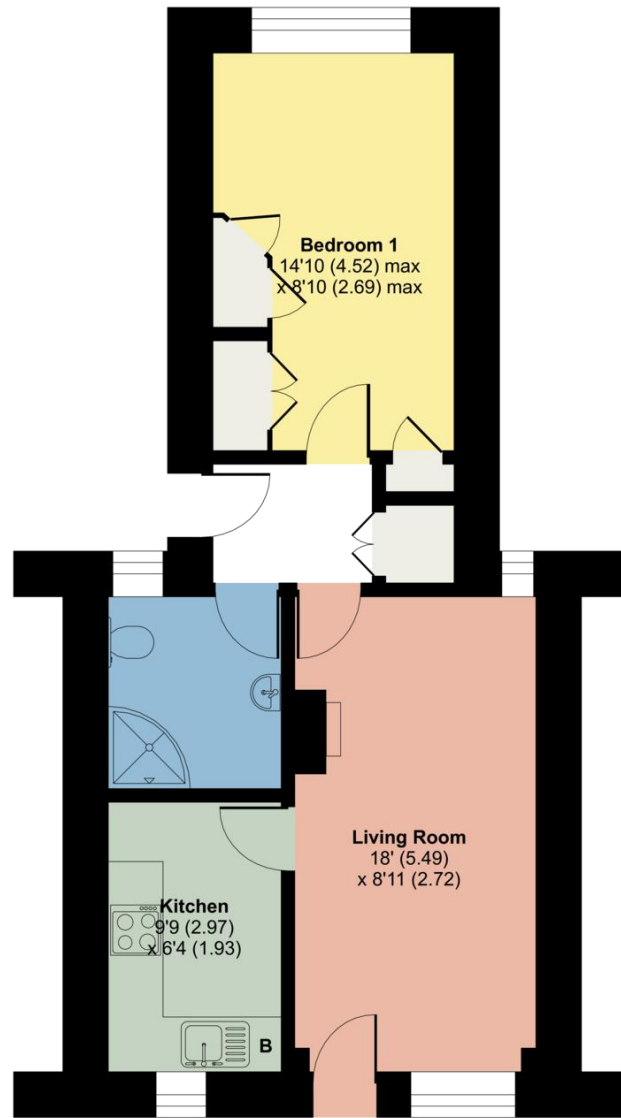


Front Garden

# Windermere Road, Grange-Over-Sands, LA11

Approximate Area = 446 sq ft / 41.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 949055

A thought from the owners - A highly rated popular holiday let in a great location

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