



Yew Tree, 9 Hazelwood Court, Grange-over-Sands

£595,000



Your Local Estate Agents **Thomson Hayton Winkley**



## Yew Tree, 9 Hazelwood Court

### Grange-Over-Sands

Occupying an elevated position amidst four acres of private grounds Hazelwood Court, c.1897 is one of the areas most imposing buildings commanding outstanding panoramic views across Grange-over-Sands golf course towards Morecambe Bay. The Victorian property houses eleven luxury apartments which offer low maintenance permanent residences, second homes or holiday let investments.

Situated on the outskirts of the Lake District National Park within walking distance of Grange-over-Sands where the many amenities include restaurants, bars, shops, convenience stores, a post office, library, The Promenade and a railway station. Hazelwood Court offers access to great walks within the woods and surrounding countryside and it is within easy reach of the picturesque village of Cartmel, the market town of Kendal, The Lake District National Park and the M6.

The beautifully presented accommodation offers open plan kitchen, dining and living space, three double bedrooms, with two having en suite shower rooms, a four piece bathroom, mezzanine games room with viewing window and ample storage. The apartment benefits from sliding sash windows and gas central heating and is offered for sale with no upper chain.

Outside offers communal gardens, allocated parking for two vehicles and visitor parking.

## ENTRANCE

7' 11" x 6' 1" (2.42m x 1.85m)

Painted entrance door, single glazed sliding sash window, radiator, built in cupboard with overhead storage.

## ENTRANCE HALL

22' 5" x 12' 8" (6.82m x 3.86m)

Three single glazed sliding sash windows, two radiators, built in storage cupboard housing plumbing for washing machine, built in cupboard housing gas combination boiler, recessed spotlights, coving.

## KITCHEN, DINING AND LIVING SPACE

24' 9" x 22' 1" (7.54m x 6.72m)

Six single glazed sliding sash windows, three radiators, excellent range of base and wall units, sink, built in oven and combination microwave, induction hob with extractor/filter over, integrated fridge, freezer, dishwasher and wine cooler, breakfast island with feature pendant lighting, wall lights, exposed beams.

## BEDROOM

16' 1" x 12' 4" (4.9m x 3.75m)

Two single glazed sliding sash windows, two radiators, coving.

## EN SUITE

7' 11" x 3' 11" (2.41m x 1.19m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror with lighting, tiling to walls and floor.





### **BEDROOM**

15' 9" x 8' 2" (4.79m x 2.48m)

Two single glazed sliding sash windows, two radiators, coving.

### **EN SUITE**

8' 0" x 3' 10" (2.45m x 1.18m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror, tiling to walls and floor.

### **BEDROOM**

15' 1" x 12' 7" (4.61m x 3.83m)

Two single glazed sliding sash windows, two radiators, coving.

### **JACK & JILL BATHROOM**

8' 7" x 6' 5" (2.62m x 1.96m)

Single glazed sliding sash window, heated towel radiator, four piece suite in white comprises W.C., wash hand basin, freestanding roll top bath on ball and claw feet and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror, tiling to walls and floor.

### **GAMES ROOM**

20' 12" x 11' 11" (6.4m x 3.62m)

Double glazed viewing window, two radiators, exposed beam, loft access.





## OUTSIDE

The development lies within extensive private grounds which includes four acres of communal, landscaped gardens and seating areas to soak up the views and mature woodland. There is allocated parking for two vehicles and ample visitors parking.

## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## EPC Rating D

Council tax band: D

Tenure: Leasehold

## LEASEHOLD INFORMATION

Lease Length - 999 years from 2019

Ground Rent - £100 per annum

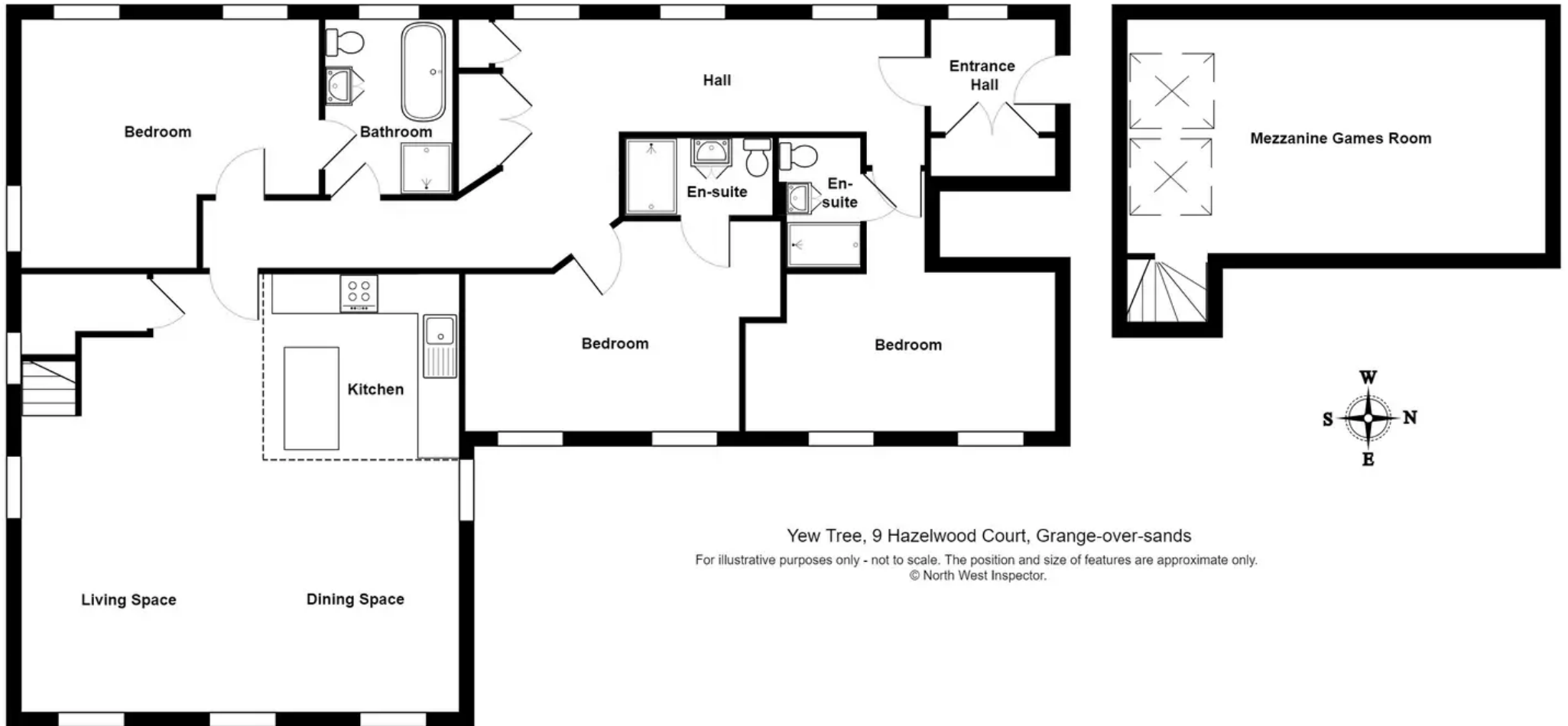
Service Charge - £2,200 per annum

## DIRECTIONS

From Windermere head south on the A592 Newby Bridge Road. At the roundabout take the first left on to the A590 in the direction of Kendal. At the next roundabout turn right on to the B5277 signposted Grange and continue to the mini roundabout in Lindale. Take the first left towards Grange and continue for approximately 1 mile and the driveway for Hazelwood Court is located on the right just after the sign for Grange Golf Club on the left.

WHAT3WORDS: [holiday.rebounded.sport](https://www.what3words.com/holiday.rebounded.sport)





Yew Tree, 9 Hazelwood Court, Grange-over-sands  
For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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