



Grange-over-Sands

£975,000

The Chalet
18 Highfield Road
Grange-over-Sands
Cumbria
LA11 7JA

Currently used for personal use and holiday letting, this most versatile accommodation could easily be used as a large family home perhaps with the added benefits of a 'granny annexe - teenagers living accommodation - his & hers offices etc ' and enjoying some of the best views of Morecambe bay in town from both the house and its garden.

Whether to live in or use to generate an income you will not be disappointed

Property Ref: G2788





The Chalet - Lounge



The Chalet - Lounge



View from Dining Room

Description: In the picturesque town of Grange-over-Sands, there stood a magnificent property, a hidden gem, nestled amidst its delightful gardens and looking out to the breath-taking views of Morecambe Bay and the Fells beyond. This fabulous detached property held within it, immense investment potential.

With the Owners 3 bedroom flat and 3 successful holiday lets, the property offers a unique opportunity for those seeking both a superb residence and a lucrative business venture. The owners flat boasted spacious rooms, with stylish Kitchen and Bathroom fittings and is flooded with natural light, its cosy ambiance and modern amenities made it an ideal place for comfortable living.

But it is the holiday lets that could steal the show. Each flat provides a memorable stay for guests, with stunning views of the surrounding landscapes. Outside, the gardens are well maintained and offer a tranquil escape for visitors, complete with vibrant blooms, winding paths, hidden seating areas and quite outstanding bay views.

For those seeking a 'change of lifestyle' this could be the ideal property for you as there is huge potential for a thriving hospitality business, catering to the growing number of tourists drawn to Grange-over-Sands.

For a Viewing Call 015395 32301



The Chalet - Dining Room

THE CHALET

The Main Entrance is reached via steps up to the covered Veranda, where you will first begin to see the spectacular views on offer. The half-glazed entrance door leads into the large and very spacious Hallway. To the right is the Dining Room which is a well-proportioned dual aspect room. The bay window has a fitted window seat providing spectacular Bay views. Within the Dining Room you'll find a feature tile fireplace with gas point and 2 built in dressers either side with leaded glazed doors. The Lounge is another good-sized room with bay window and window seat where you can enjoy the 180-degree views over the town and the ever changing sands of Morecambe Bay and the Lakeland Fells in the distance. The red brick fire place houses a wood burning stove with feature 'oak' mantle.

The well-appointed modern Kitchen is fitted with Cashmere shaker style wall and base cabinets with soft closing doors and drawers, Beech work-surfaces, complementary part tiled walls and breakfast bar. Integrated Bosch dishwasher, Lamona washing machine, free standing Samsung American style fridge freezer, recessed Belling range style cooker and inset extractor. Concealed wall mounted Ideal gas central heating boiler. The Pantry at the rear of the Kitchen mirrors the same units within the Kitchen with the additional benefit of glazed wall units. From the Inner Hall you can gain access to the Bedrooms and Family Bathroom.

Bedroom 1 is a good sized double with a dual aspect with outstanding views towards the Bay and access to the En-Suite



The Chalet - Kitchen



The Chalet - Kitchen



The Chalet - Kitchen



The Chalet - Bedroom 2



The Chalet - Bedroom 3

Shower Room with 3-piece white suite comprising shower cubicle, wash hand basin and WC.

Bedroom 2 is another good sized sunny room, with a lovely outlook to the side garden and views towards Morecambe Bay. A door leads to the En-suite Shower Room with a 3 piece white suite comprising shower cubicle, wash hand basin and WC. Bedroom 3 is also a double room with side aspect. The Family Bathroom has a modern 4 piece white suite of corner bath, shower cubicle, wash hand basin and WC, complementary part tiled walls and floor.

Outside - From the rear entrance of the Chalet a pathway leads to the side garden with level lawn, vegetable plot, garden shed and greenhouse with grape vine. Limestone steps lead to the front of the property with superb paved terrace having an attractive limestone and wrought iron balustrading. What a wonderful place to sit and enjoy your morning coffee, G & T or evening meal, surveying the panorama in front of you!! To the side of the terrace, steps lead down to the main garden area where you will find well stocked borders with mature acers, heathers and perennial shrubs. Further steps lead to a lawned area with additional seating area, surrounded by mature trees and shrubs. Gravelled pathway and steps lead to a limestone rockery garden with a wonderful variety of plants and shrubs.

Large Garage with up and over door and personal door. Ample space for a workshop with power and light.



The Chalet - Bedroom 1

Location:

Highfield Road is a lovely area and always popular with families partially due to the close proximity to the excellent Primary School and the Town Centre is also very close-by and enjoys amenities such as Medical Centre, Library, Post Office, Shops, Cafes, Tea Rooms etc. The picturesque Edwardian Promenade, Ornamental Garden and Band Stand are a hop, skip and a jump away. The popular village of Cartmel is approx 2 miles away and has become hugely popular over recent years, There is fine dining at 'L'Enclume' restaurant, the popular Cartmel Races, enjoyable Sticky Toffee Pudding, and the splendid 12th century Priory and the Gatehouse. The many attractions of the inner Lake District and West Coast are all within driving distance.

To reach the property from Grange-over-Sands proceed up Grange Fell Road past the Library. Just past the 4th right (Eden Mount Road) turn left - signed 'The Chalet'. The property is at the end of the road on the the left hand side.



The Chalet - Family Bathroom





Tides Flat



Tides - Breakfast Kitchen



Tides - Bedroom

TIDES

From the paved terrace a door leads you into the attractive Breakfast Kitchen having cream shaker style wall and base units with single drainer stainless steel sink unit, complimentary beech effect worktops, breakfast bar and part tiled walls. Within the Kitchen you'll find the integrated washing machine, fridge, stainless steel oven and hob with extractor fan over. Off the Breakfast Kitchen is the cosy Snug with feature stone wall, fitted seating and Lakeland slate corner plinth for your TV. Two steps lead down to the fabulous Double Bedroom with outstanding views towards Morecambe Bay. Recessed hanging area and fitted drawer unit. Door to En-Suite Shower Room having a 3 piece white suite comprising shower, wash hand basin and WC.



The Garden Flat - Bistro Area

GARDEN FLAT

From the Parking area a pathway to the side of the garage leads you to the Garden Flat. The bistro sitting area gives access to the front door opening to the Breakfast Kitchen where there is a range of base units incorporating the single drainer stainless steel sink unit. Built-in Electrolux oven and hob with cooker hood over; space for washing machine and under counter fridge. Concealed Baxi gas central heating boiler. Door and 3 steps down to the Inner Hall which give access to all rooms. The cosy Sitting Room has a pleasant aspect to the patio area. The Shower Room has a 3 Piece white suite comprising shower enclosure, pedestal wash hand basin and WC. The Bedroom is a good double with a lovely sunny aspect.



The Garden Flat - Breakfast Kitchen



The Garden Flat - Bedroom



Studio Flat



Studio Flat - Breakfast Kitchen



Studio Flat - Living Area

STUDIO FLAT

From the Parking Area, the Entrance leads into the Breakfast Kitchen with fitted white wall and base units, inset 1½ bowl stainless steel sink unit, space for fridge and built in Electrolux oven and gas hob with cooker hood over. Open plan Living Area with fitted shelves and views towards Morecambe Bay. Very useful Utility Area with Belfast sink, plumbing for washing machine and space for tumble dryer. Door from the Living Area and 2 steps up to Dining Hall with very useful storage cupboard. There are 2 double Bedrooms both with dormer windows and exceptional views over the town towards Morecambe Bay and the Lakeland Fells in the distance. The Bathroom has a 4 piece white suite comprising roll top bath with clawed feet, corner shower enclosure, wash hand basin and WC.

Single Garage to the front of the property with up and over door, power and light.



Studio Flat - Living Area/Breakfast Kitchen

Accommodation (with approximate measurements)

The Chalet

- Covered Verandah 12' 2" x 7' 8" (3.71m x 2.34m)
- Entrance Hall
- Dining Room 18' 10" into bay x 13' 11" (5.75m x 4.26m)
- Lounge 18' 10" x 13' 11" (5.75m x 4.25m)
- Kitchen 17' 7" x 9' 11" (5.37m x 3.04m)
- Pantry 9' 10" x 3' 0" (3m x 0.92m)
- Bedroom 1 15' 8" x 13' 10" into bay(4.80m x 4.24m into bay)
- En-Suite Shower Room
- Bedroom 2 13' 2" max x 10' 2" (4.01m max x 3.1m)
- En-Suite Shower Room
- Bedroom 3 13' 11" max x 12' 3" into bay (4.26m max x 3.74m into bay)
- Family Bathroom
- Garage 20' 3" x 15' 10" (6.17m x 4.83m)

The Studio

- Kitchen 11' 10" x 8' 9" (3.63m x 2.67m)
- Living Room 15' 6" max x 13' 9" (4.73m max x 4.20m)
- Dining Hall 11' 7" x 9' 2" (3.55m x 2.80m)
- Bedroom 1 14' 3" x 12' 2" (4.34m x 3.71m)
- Bedroom 2 14' 4" max x 9' 9" (4.37m max x 2.97m)
- Bathroom
- Garage 16' 7" x 13' 4" (5.05m x 4.06m)



Studio Flat - Bedroom 1



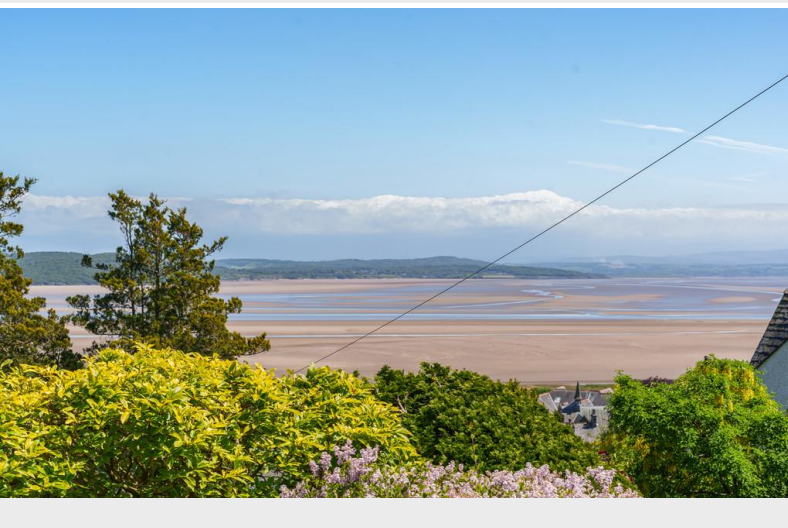
Studio Flat - Bedroom 2



Studio Flat - Bathroom



The Chalet - Garden



The Garden Flat

Breakfast Kitchen 13' 4" x 9' 10" (4.06m x 3m)

Sitting Room 10' 8" x 10' 2" (3.25m x 3.1m)

Bedroom 12' 5" average x 11' 1" max (3.78m average x 3.38m max)

Shower Room

Tides

Breakfast Kitchen 13' 1" max x 12' 9" max (3.99m max x 3.89m max)

Snug 13' 7" x 7' 1" (4.14m x 2.16m)

Bedroom 12' 1" x 9' 8" (3.69m x 2.95m)

En-Suite Shower Room

Services: Mains water, electricity, gas and drainage to all Flats. Gas central heating to radiators. The Chalet and Tides share the same central heating system. The other properties have separate boilers.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: The Chalet is Band E - Westmorland and Furness Council.

Business Rates: The Studio, Garden Flat and Tides are all currently subject to 'Small Business Rates Relief).

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

For a Viewing Call 015395 32301



Garden

What3words:

<https://what3words.com/invisible.haggling.shampoos>

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



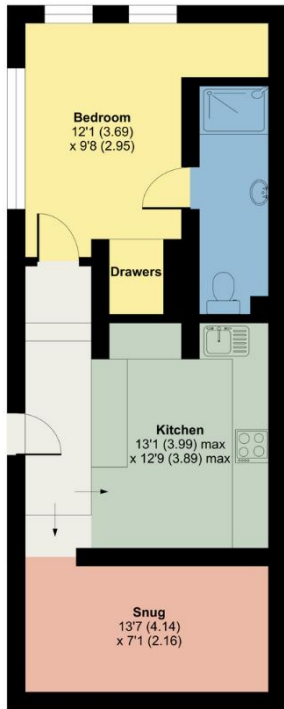
View from Terrace



The Chalet - Garage and Parking

Highfield Road, Grange-Over-Sands, LA11

Approximate Area = 501 sq ft / 46.5 sq m
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hackney & Leigh. REF: 987738

Highfield Road, Grange-Over-Sands, LA11

Approximate Area = 1946 sq ft / 180.7 sq m (includes garage)
For identification only - Not to scale



THE CHALET

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hackney & Leigh. REF: 987730

Highfield Road, Grange-Over-Sands, LA11

Approximate Area = 1139 sq ft / 105.8 sq m (includes studio / garage)
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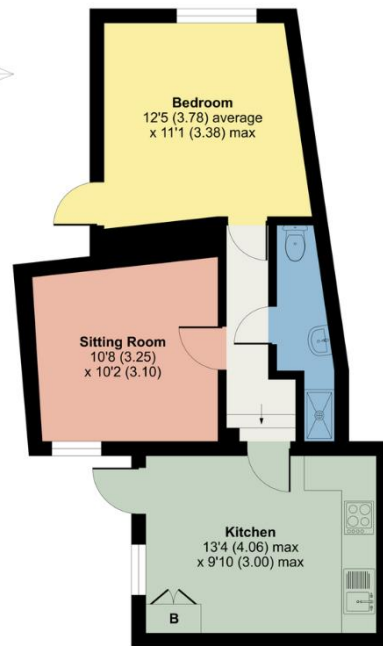


GROUND FLOOR

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Highfield Road, Grange-Over-Sands, LA11

Approximate Area = 478 sq ft / 44.4 sq m
For identification only - Not to scale



GARDEN FLAT

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hackney & Leigh. REF: 987737

A thought from the owners... "we took one look at the view when we first visited the house and decided to buy it! It's been a fantastic home and venture and we still love it"

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