



High Bank Methven Road, Grange-Over-Sands  
£500,000



## High Bank Methven Road

Grange-Over-Sands, Grange-Over-Sands

An exceptionally well proportioned semi-detached house with views towards Morecambe Bay from the front aspect occupying an elevated position within the historic seaside town of Grange-over Sands. The town has an extensive range of shops, cafes and hotels, a library, health care, railway station and post office and is served by Grange-over-Sands and Kents Bank railway stations, has good bus route links and offers easy access to the Lake District National Park and the M6.

The accommodation, which is laid to three floors, is beautifully presented throughout and briefly comprises porch, entrance hall, sitting room with woodburning stove, excellent dining kitchen, lounge, utility room and shower room on the ground floor. There are two generous double bedrooms, a bathroom and a dressing room/fifth bedroom on the first floor and the second floor offers two further double bedrooms and two versatile store rooms. This appealing property benefits from double glazing and gas central heating.

Outside there are generous gardens and outdoor space, ample driveway parking and a versatile two storey outbuilding.

## GROUND FLOOR

### PORCH

9' 3" x 3' 3" (2.81m x 1m)

Single glazed French doors and windows, wall light, tiled flooring.

### ENTRANCE HALL

17' 7" x 6' 11" (5.36m x 2.1m)

Single glazed painted feature door, radiator, cornice, dado rail, understairs storage cupboard with lighting.

### SITTING ROOM

17' 3" x 15' 5" (5.26m x 4.69m)

Double glazed Bay window, radiator, inset woodburning stove to polished limestone fireplace, built in cupboards and shelving to alcoves, cornice, ceiling rose, picture rail.

### HALL

12' 11" x 3' 3" (3.93m x 0.98m)

Radiator, cornice.

### DINING KITCHEN

16' 6" x 13' 6" (5.03m x 4.12m)

Double glazed French doors, double glazed window, three sun tunnels, traditional cast iron style radiator, plinth heater, excellent range of base and wall units, undermounted stainless steel sink to quartz worktops and upstands, two built in ovens, warming drawer, five ring induction hob with extractor hood over, American style fridge freezer, integrated dishwasher, recessed spotlights, pendant lighting.

### SIDE HALL

7' 9" x 6' 10" (2.37m x 2.09m)

Double glazed door and window, radiator, cornice.

### SHOWER ROOM

6' 11" x 6' 6" (2.11m x 1.98m)

Two double glazed windows, wall mounted electric heater, antique feature wash hand basin, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled walk in shower with electric shower fitment, extractor fan, partial tiling to walls, loft access.

### INNER HALL

9' 9" x 6' 3" (2.97m x 1.91m)

Natural light from lounge, cornice.





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9' 9" x 6' 3" (2.97m x 1.91m)

Natural light from lounge, cornice.

#### LOUNGE

14' 8" x 14' 2" (4.46m x 4.33m)

Double glazed French doors to garden, double glazed window, radiator, woodburning stove to feature fireplace, coving.

#### UTILITY ROOM

10' 6" x 7' 10" (3.2m x 2.4m)

Double glazed door to garden, double glazed window, stainless steel sink unit, fitted worktop, tiled splashbacks, built in cupboards, plumbing for washing machine, space for chest freezer, vented for tumble dryer.

#### BOILER ROOM

7' 12" x 3' 5" (2.43m x 1.04m)

Double glazed window, gas central heating boiler, hot water cylinder, fitted coat hooks, loft access.

#### FIRST FLOOR

#### LANDING

9' 3" x 5' 1" (2.82m x 1.55m)

Natural light from ground floor and second floor, cornice.

#### BEDROOM

14' 11" x 13' 2" (4.56m x 4.01m)

Double glazed window with feature panelling an Bay views, radiator, feature alcove, cornice, ceiling rose, picture rail.

#### BEDROOM

14' 4" x 13' 4" (4.36m x 4.07m)

Double glazed Bay window with window seat, double glazed window, picture rail.

#### DRESSING ROOM/FIFTH BEDROOM

9' 1" x 8' 10" (2.77m x 2.68m)

Double glazed window with Bay views, radiator, cornice, ceiling rose, picture rail.





## BATHROOM

9' 10" x 7' 11" (2.99m x 2.41m)

Two double glazed windows, heated towel radiator, three piece suite in white comprises W.C. with high level cistern, wash hand basin and bath with mixer shower, built in airing cupboard housing radiator, built in cupboard, fitted mirror, recessed spotlights, wall light, tiling to walls.

## SECOND FLOOR

### LANDING

7' 11" x 4' 3" (2.42m x 1.29m)

Double glazed Velux window, radiator.

### BEDROOM

15' 6" x 13' 6" (4.73m x 4.12m)

Two double glazed sliding sash window with one having a window seat and Bay views, radiator, decorative original painted cast iron fireplace.

### BEDROOM

13' 5" x 12' 2" (4.08m x 3.7m)

Double glazed dormer window with single glazed side panes, radiator, loft access.

### STORE ROOM 1

9' 8" x 8' 0" (2.95m x 2.45m)

Double glazed Velux window, fitted shelving, exposed floorboards.

### STORE ROOM 2

9' 3" x 8' 3" (2.81m x 2.52m)

Double glazed Velux window, exposed floorboards.



## GARDEN

Having generous outside space to the front and rear the gardens include many seating options to the paved patios, a lawn, a variety of established trees and shrubs, covered log store and a versatile two storey outbuilding.

## OFF ROAD

2 Parking Spaces

Private driveway parking.

## OUTBUILDING

### GROUND FLOOR

10' 1" x 9' 10" (3.08m x 2.99m)

Timber door with single glazed panel, single glazed window, light and power, water supply.

### FIRST FLOOR

11' 1" x 8' 9" (3.37m x 2.67m)

Timber door, two single glazed windows, light and power.

## SERVICES

Mains electric, mains water, mains gas, mains drainage

## COUNCIL TAX: Band E

TENURE: Freehold

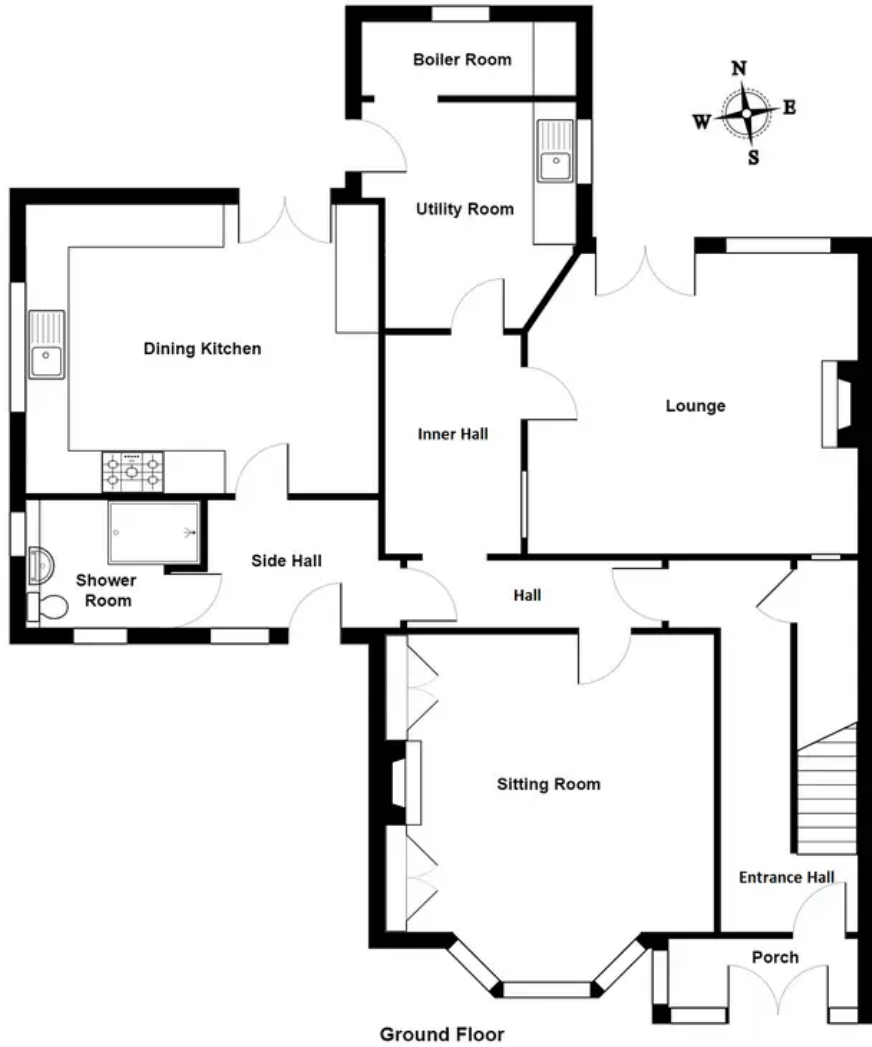
EPC: Rating D

## DIRECTIONS

Leave Grange in the direction of Allithwaite. Proceed along Kents Bank Road and turn right in to Methven Road. High Bank is located on the right directly opposite the entrance for Methven Close.

WHAT3WORDS: taller.urban.immune

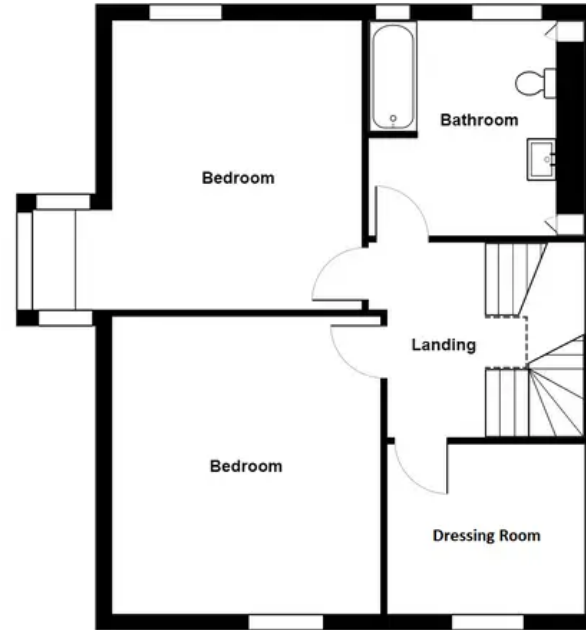




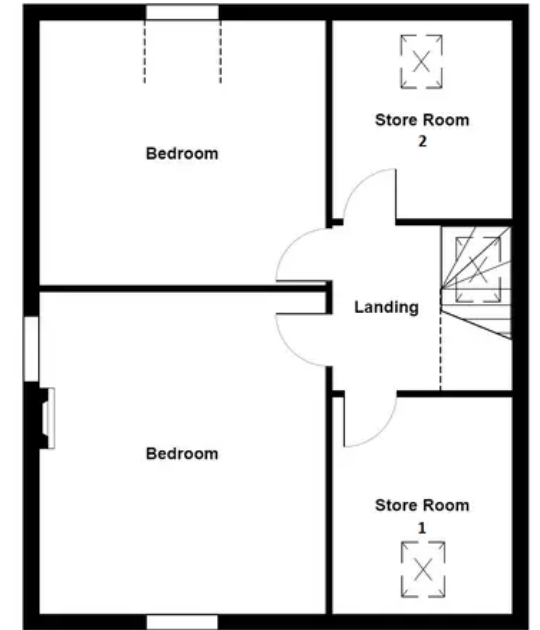
High bank, Methven Road, Grange-over-Sands

Total Area: 227.7 m<sup>2</sup> ... 2451 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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First Floor



Second Floor





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