



Grange-over-Sands

£350,000

3 Kentsford House
Kentsford Road
Grange-over-Sands
Cumbria
LA11 7BB

A fabulous, stylish 2 Bedroom Ground Floor Apartment within a former Victorian Gentlemen's Residence with excellent views towards the ever-changing sands of Morecambe Bay with communal grounds and its own private Garden plus Parking for 2 cars.

The well presented accommodation comprises Dining Kitchen with Utility/Cloakroom off, Lounge with Rear Porch off, 2 Double Bedrooms and Bathroom.

Property Ref: G2807

2

1

1

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Dining Kitchen



Kitchen



Dining Area

Description/Location: 3 Kentsford House is a beautiful, well presented 2 Bedroom Luxury Apartment being part of a superb Victorian former Gentleman's Residence converted in 1995/6 and refurbished to a high standard by the current owner in 2018. The stylish accommodation benefits from high quality kitchen and bathroom fittings, gas central heating, double glazed windows and doors and chrome switches and sockets

Outside there are beautiful communal grounds and Apartment 3 has the benefit of a separate secluded private garden with arbour, pond and commanding a delightful view over the ever-changing sands of Morecambe Bay. Designated Parking for two cars.

Kents Bank is a popular area of Grange over Sands for those seeking a quiet residential location with the railway station just a short walk away. The town centre is approx 1 mile away and boasts amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes & Tea Rooms. The picturesque Edwardian Promenade offers a scenic, level walk into Grange and can be accessed from the communal garden.

To reach the property travel out of Grange towards Allithwaite, Turn left into Carter Road and follow the road into Kentsford Road, proceed down the hill, past the turning into Priory Lane and take a left into the stone pillared main entrance to Kentsford House. Proceed along the driveway to the parking area.



Lounge

Accommodation (with approximate measurements)

The uPVC double glazed front door leads to:-

Kitchen Diner 16' 4" x 10' 5" (4.98m x 3.18m) a beautiful room with a most attractive range of shaker style stone coloured wall and base units with soft closing doors and drawers with complementary oak effect worktops, part tiled walls, 1½ bowl single drainer stainless steel unit, glazed display units and wine rack designed and supplied by Carl Graham (Milnthorpe). Excellent range of built in and integrated Neff appliances including induction hob, single combination oven, concealed cooker hood, 60/40 fridge freezer and dishwasher. Cornicing, Amtico flooring with underfloor heating and inset ceiling down lights. Door to:-

Cloakroom/Utility Room 8' 0" x 4' 0" (2.44m x 1.22m) with low flush WC and small modern wash hand basin with splash back tiling. Stone coloured wall unit and oak effect worktop with plumbing for washing machine under. Xpelair extractor fan, Amtico flooring and underfloor heating.

Lounge 16' 5" x 14' 7" (5m x 4.44m) a lovely room with 2 double glazed picture window/doors overlooking the attractive front garden with excellent views towards Morecambe Bay. Attractive fireplace with recessed wood-burning stove set on a stone hearth with oak effect lintel over. Double glazed window with deep display cill looking into the rear courtyard. TV and telephone point. Door to:-

Rear Porch being double glazed with rear door and Dimplex



Lounge



Garden



Bedroom 1



Front Patio and View



Front Patio and View

electric wall heater.

Inner Hall with access to Bedrooms and Bathroom, recessed storage cupboard, corner shelving, central heating controls and thermostat.

Bedroom 2 9' 2" x 8' 3" (2.79m x 2.51m) with double glazed window with deep display cill, coved ceiling and internal glazed windows to Inner Hall.

Bedroom 1 14' 5" x 9' 6" (4.39m x 2.9m) a well proportioned double room with two double glazed windows with deep display cills and decorative corning.

Bathroom a most stylish bathroom having a 3 piece white suite comprising bath with waterfall shower and hand held shower over and shower screen; low flush WC with concealed cistern and vanity basin with built in cupboards under and to the side. All complemented by the attractive part tiled walls with feature tile panel to the bath area. Chrome ladder style radiator, extractor fan, Amtico flooring and underfloor heating.

Outside:

Cellar 2 additional storage rooms, one housing the wall mounted Valliant gas central 'combi' boiler.

Garden To the front of the property there is a crazy paved pathway leading to the paved sitting area ideal for outdoor dining surrounded by a small lawn with herbaceous borders.

For a Viewing Call 015395 32301



Bedroom 2

Across the drive way there is a private enclosed secluded garden with lawn, well stocked flower borders, a well established pond with limestone surround, patio area with garden shed and semi covered seating area/arbour. This is a truly wonderful space to sit and watch the ever-changing sands of Morecambe Bay.

To the rear there is an attractive paved area with raised border planted with a variety of hostas. Outside tap. Gated access which leads to the main parking area. Communal meter room.

Communal Gardens delightful communal gardens surround Kentsford House which are looked after by the Management Company.

Parking Designated parking spaces for two cars.

Services: Mains water (metered), electricity, gas and drainage. Gas central heating to radiators. Electric underfloor heating to Kitchen, Utility and Cloakroom.

Council Tax: Band D. Westmorland & Furness District Council.

Tenure: Leasehold. Subject to the reminder of a 999 year lease dated 20/09/1996. The Service Charge for 2023 is £122.33 per calendar month. The Management Company is responsible for the upkeep of the communal grounds, communal lighting and building maintenance. Building insurance is paid separately to the Management Company. A copy of the lease is available for inspection at the Grange Office



Patio Area in the Private Garden



Communal Garden



Bathroom



Garden



Garden

Note: Kentsford House can only be used as a private residential property or second home. It cannot be used as a Holiday Let, although Assured Shorthold Tenancies are permitted subject to the agreement of the Management Company.

What3words:

<https://what3words.com/flashing.inclines.abundance>

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

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £900 per calendar month. For further information and our terms and conditions please contact our Grange Office.

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Private Garden

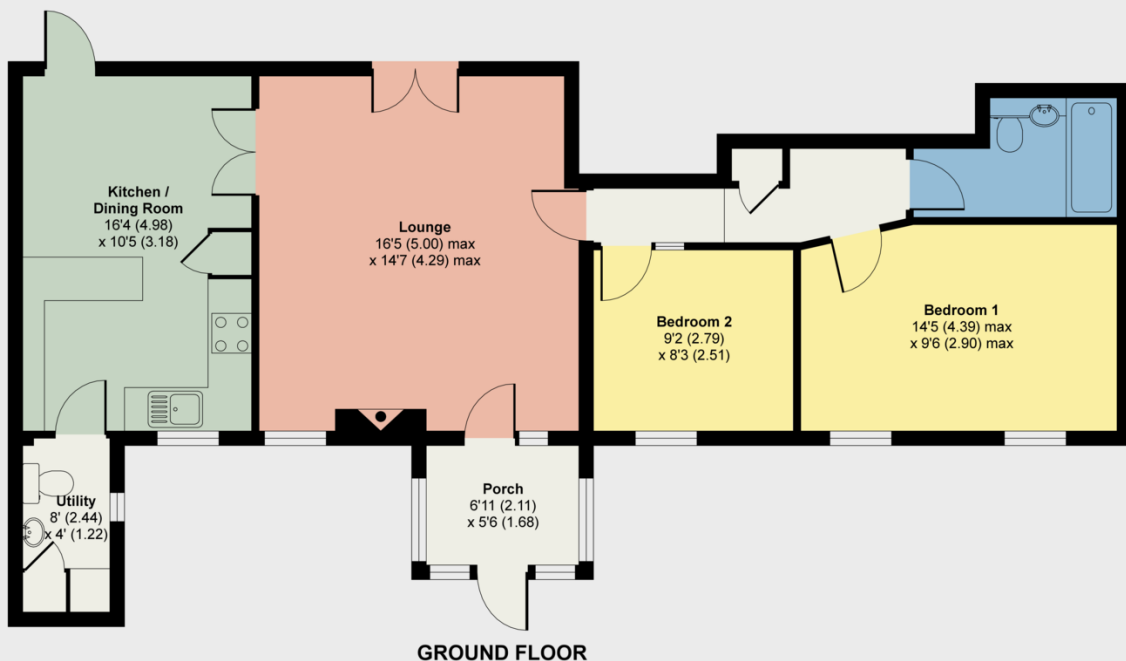


Rear Aspect

3 Kentsford House, Kentsford Road, LA11

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 838499

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