



Grange-over-Sands

£355,000

Orchard End, 4 Cart Lane, Grange-over-Sands, Cumbria, LA11 7AB

This may be just what you have been looking for! A well maintained, neatly presented detached Bungalow with wonderful Garden and pleasing bay views in an excellent location. Comprising Entrance Porch, Cloaks Cupboard, Living Room, Kitchen, Lounge, Conservatory, 2 Double Bedrooms, Study/Dressing Room, Bathroom, Garage, Undercroft, Parking and super Gardens. Viewing highly recommended.

Quick Overview

- Detached - 2 Double Bedrooms
- 3 Reception Rooms - 1 Bathroom
- Edge of Town location
- Lovely Bay Views
- Useful Undercroft
- Generous Outdoor space
- Close to Promenade
- Neatly presented and well maintained
- Parking and Garage
- Superfast Broadband speed 80mbps available*



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Property Reference: G2813



External

Description: Orchard End is a lovely, neatly presented Detached Bungalow occupying a generous plot, enjoying super bay views in a popular, residential location between Grange over Sands and Kents Bank. This super and practical bungalow and been owned, much loved and well cared for by the current vendor for over 22 years and is now reluctantly offered for sale.

One of the most special parts of this property has to be the wonderful garden. it is an absolute credit to the lady owner who has quite clearly enjoyed many hours tending, fastidiously maintaining and creating this wonderful space. Not only is the garden as pretty as a picture with a mass of well nurtured, colourful plants and shrubs, it also enjoys sunshine most of the day, a good degree of privacy, a very productive vegetable patch and fruit trees - 3 apple trees, a pear tree and a plum tree to be precise!



Dining Room

Orchard End is timber framed with a slate roof and benefits from a brand new energy efficient Worcester combi boiler (7/23) and also solar panels which were installed in 2011. Solar panels installed around this time are some of the last to provide a healthy income of approx £1000 per annum.

Five steps lead up to the wood effect uPVC front door and into the Entrance Porch and then to the Vestibule which is open to the useful Cloaks store which houses the brand new wall mounted gas central heating combi boiler. A glazed door leads into the Living Room which is sunny and light with dual aspect and pleasing views towards Morecambe Bay. The room is a good size with a wall mounted gas fire (non in use) and access to the Kitchen.



Kitchen

Although the Kitchen is compact is it perfectly formed and equipped with large rear window for light. Some may wish to update the kitchen units and perhaps consider opening the room up to make a large kitchen/dining/living room. Currently with wall and base cabinets, stainless steel sink, space for oven and washing machine. From the Dining/Living Room a glazed door leads into the sunny Lounge with brick fire surround which houses the gas fire. Double doors lead into the Conservatory where the best views are. A lovely room with superb views firstly into the wonderful garden but also towards Morecambe Bay and beyond. This is a wonderful, peaceful space to enjoy a book, a meal or simply the peace and views.



Dining Room

Off the Lounge are 2 Double Bedrooms both with sinks. Bedroom 1 has charming views towards the bay and built in wardrobes, Bedroom 2 has a rear aspect. The Study/Dressing Room has a side window and built in storage and leads into the Bathroom. The Bathroom has a 3 piece coloured suite with WC, pedestal wash hand basin and bath with shower over.

Externally there are the wonderful well tended gardens which extend to 3 sides and 2 useful timber garden sheds. There is an extensive dry under-croft (limited head height) with light and super storage.

Detached Garage with double doors and Parking on the



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Conservatory



Garden

driveway for 2 cars.

Location Orchard End is conveniently located close to the picturesque, level, Edwardian Promenade which provides a delightful, peaceful walk into the town centre. Grange is well served by amenities which include Medical Centre, Primary School, Railway Stations (Grange & Kents Bank), Post Office, Library, Shops, Cafes and Tearooms. It is also well placed being just 20 minutes from junction 36 on the M6 motorway and a similar distance from the base of Lake Windermere.

To reach the property proceed out of Grange towards Allithwaite, passing the Fire Station on the left. At the bottom of Risedale Hill (with the pink Nursing Home), turn left (heading down a short hill), Orchard End can be found shortly on the right, opposite the entrance to Yew Tree Road.

Accommodation (with approximate measurements)

Entrance Porch

Entrance & Cloaks

Living Room 16' 4" x 12' 5" max (4.98m x 3.78m max)

Kitchen 8' 10" x 7' 7" (2.69m x 2.31m)

Lounge 15' 3" x 13' 4" max (4.65m x 4.06m max)

Conservatory 14' 1" x 5' 11" (4.29m x 1.8m)

Bedroom 1 12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom 2 12' 0" x 12' 0" (3.66m x 3.66m)

Study/Dressing Room 9' 4" max x 8' 8" max (2.84m max x 2.64m max)

Bathroom

Garage 17' 10" x 9' 9" (5.44m x 2.97m)

Under-croft 38' 0" x 24' 11" (11.58m x 7.59m)

Services: Mains electricity, gas, water and drainage. Gas central heating. New, efficient, Worcester combi boiler fitted July 2023. Solar panels installed in 2011 on the Good Energy Feed in Tariff.

Tenure: Freehold. Vacant possession upon completion.

Checked on <https://checker.ofcom.org.uk/> 18.7.23 not verified

Council Tax: Band D. Westmorland and Furness Council

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

What3words: <https://what3words.com/>

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 £725 - £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bedroom 1



View



Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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Orchard End, 4 Cart Lane, LA11

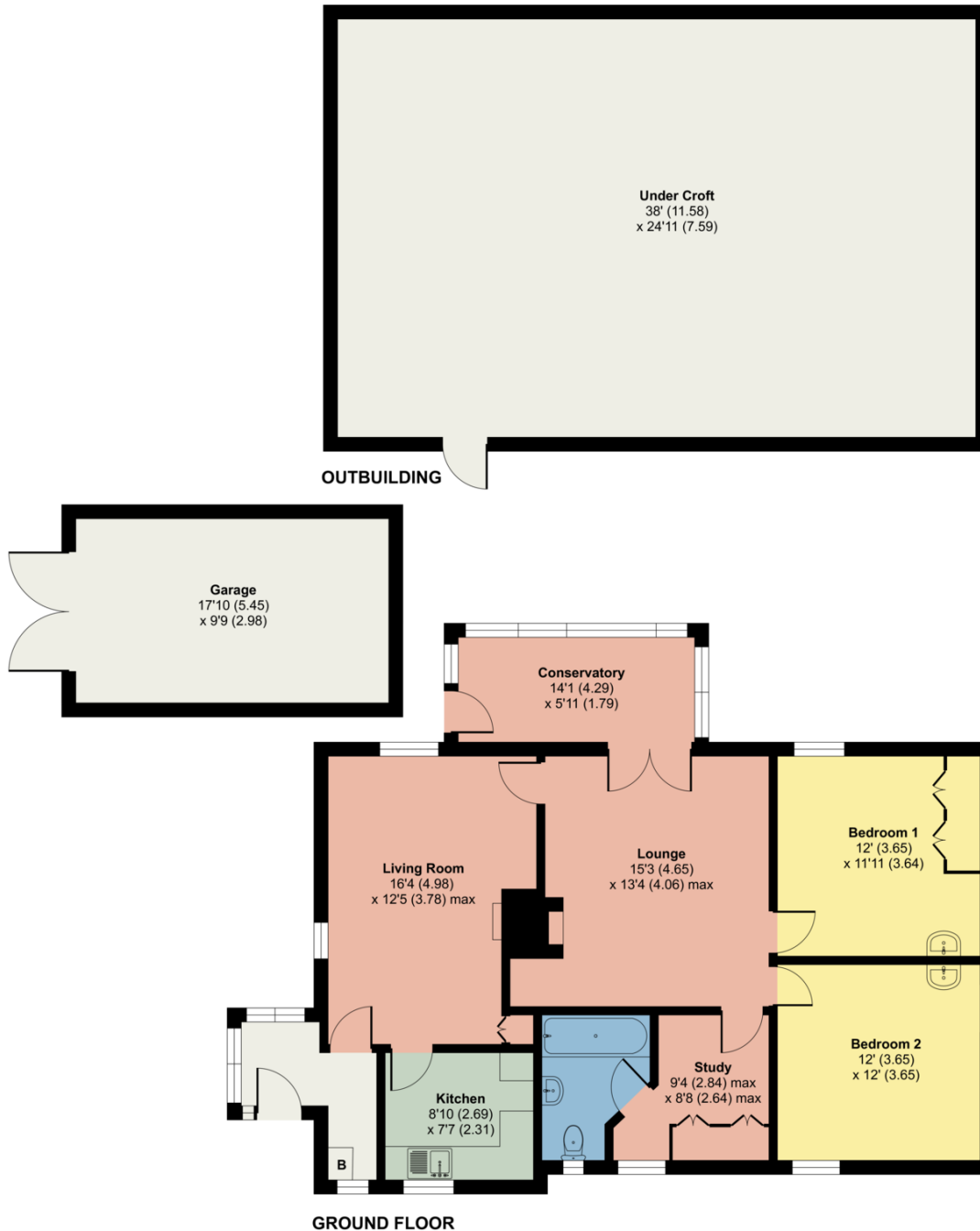
Approximate Area = 1075 sq ft / 99.8 sq m

Garage = 175 sq ft / 16.3 sq m

Outbuilding = 947 sq ft / 87.9 sq m

Total = 2197 sq ft / 204 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). © n1checom 2023. Produced for Hackney & Leigh. REF: 1013455

A thought from the owners... This is a very bright place to live with lovely views of the garden, estuary and distant hills.

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