



Garth House Kents Bank Road, Grange-Over-Sands
£630,000



Garth House Kents Bank Road

Grange-Over-Sands

A well proportioned period property centrally located within Grange-over-Sands with bay views off Kents Bank Road. Situated within level walking distance of the towns amenities which include shops, cafes, a post office, butchers, banks, mini markets and the railway station and primary school. Within easy reach of the historic village of Cartmel with a secondary school and the Lake District National Park and M6 Motorway via the A590 at Lindale.

The well presented accommodation, which retains many period features, briefly comprises a porch, entrance hall, sitting room, dining room, kitchen, bedroom and access to cellar on the ground floor. The first floor offers five bedrooms and a family bathroom. On the second floor there are three bedrooms. The property benefits from double glazing and gas central heating.

Outside there is a generous sized garden to the front with paved patio seating area, well kept lawn and stocked borders. At the rear is an outhouse and a garage with ample driveway parking.

GROUND FLOOR

SITTING ROOM

16' 0" x 11' 11" (4.87m x 3.64m)

Both max. Double glazed window, radiator, electric fireplace.

DINING ROOM

24' 1" x 12' 0" (7.34m x 3.65m)

Both max. Two double glazed windows, three radiators, living gas flame fireplace.

KITCHEN

14' 4" x 12' 4" (4.36m x 3.75m)

Both max. Double glazed door, double glazed window, base and wall units, sink, space for oven, space for fridge freezer, plumbing for washer dryer, gas combination boiler, tiled splashback, built in cupboards, tiled flooring.

BEDROOM

15' 7" x 11' 9" (4.75m x 3.57m)

Both max. Double glazed window, radiator, electric fireplace.

HALLWAY

16' 1" x 4' 0" (4.91m x 1.22m)

Both max. Radiator.

FIRST FLOOR

BEDROOM

12' 6" x 12' 0" (3.82m x 3.67m)

Both max. Double glazed window, radiator, wash hand basin, tiled splashback.

BEDROOM

12' 6" x 12' 0" (3.80m x 3.67m)

Both max. Double glazed window, radiator, exposed floorboards.

BEDROOM

12' 4" x 12' 0" (3.75m x 3.66m)

Both max. Double glazed window, radiator, wash hand basin, tiled splashback.





BEDROOM

12' 1" x 7' 11" (3.68m x 2.42m)

Both max. Double glazed window, radiator.

BEDROOM

12' 1" x 11' 6" (3.68m x 3.51m)

Both max. Double glazed window, radiator, wash hand basin, tiled splashback.

BATHROOM

9' 9" x 8' 5" (2.98m x 2.56m)

Both max. Double glazed windows, radiator, four piece suite comprises W.C. wash hand basin and bath, fully tiled shower cubicle with thermostatic shower fitment, shaving points, partial tiling to walls, recessed spotlights.

LANDING

16' 0" x 6' 8" (4.89m x 2.04m)

Both max. Double glazed window, decorative staircase.

SECOND FLOOR

BEDROOM

12' 10" x 11' 11" (3.92m x 3.64m)

Both max. Double glazed window, radiator.

BEDROOM

12' 10" x 12' 0" (3.90m x 3.66m)

Both max. Double glazed window, two radiators, attic access.

BEDROOM

12' 4" x 10' 2" (3.75m x 3.11m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

LANDING

12' 2" x 6' 10" (3.72m x 2.09m)

Both max. Attic access.





OUTSIDE

A generous sized garden to the front of the property with a well kept lawn surrounded by stocked borders and a paved seating area located to the front. Outhouse to the rear with ample parking.

GARAGE

Garage for one vehicle with light and power.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX:BAND F

TENURE:FREEHOLD

DIRECTIONS

From our Grange office proceed to the bottom of Main Street and turn left on to Kents Bank Road. Continue on Kents Bank Road where Garth House is located on the right hand side across from Little and Caine.

WHAT3WORDS:guests.boast.others.





Garth House, Kents Bank Road, Grange-Over-Sands

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