



20 The Grange





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Knott Lane, Arnside, Cumbria, LA5 0BP

Elevate your lifestyle with a stunning three bedroom penthouse at The Grange, Arnside.

Offering breath taking estuary views to the front and Arnside Knott views to the rear. Spacious and open-plan living with three private balconies, large bathroom and en-suite, this is your chance to own a slice of luxury in a serene and sought-after location.

### Quick Overview

- Three Bedroom Penthouse
- Three Balconies
- Spacious Open Plan Living
- En-Suite to the Master Bedroom
- Fantastic Views over The Estuary
- Arnside Knott to the Rear
- Beautifully Kept Grounds
- Allocated Parking & Garage
- Elevator to Top Floor
- Ultrafast Broadband 1000mbps\*







## Location

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Located in the highly desirable and sought after Knott Lane. A peaceful location, a short walk to local amenities and walks in abundance around Arnside Knott. The properties elevated position reveals stunning far reaching Estuary views.





# Welcome

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Welcome to this stunning penthouse that offers an exceptional living experience in an idyllic location. As you enter the communal entrance, secure doors provide peace of mind, leading you into the main hallway which accommodates essential amenities such as a post room, meter cupboard, lift, and stairs connecting all floors.

Elevating to the top floor and turning left from the lift, you will discover the entrance to the exquisite penthouse. Stepping through the front door into the inner porch and hallway, the space is thoughtfully designed for convenience and elegance with storage and boiler cupboards.

To your right lies the utility room, equipped with practical cupboards for storing coats and boots. This space also features base units including integrated freezer with worktops, an integrated combination washer dryer and a stainless-steel sink accompanied by a drainer and mixer tap.







## The Master Suite

### Specifications

Master Bedroom  
21' 1" x 16' 4" (6.43m x 4.98m)

On the left side of the penthouse, the spacious master bedroom awaits, treating you to awe-inspiring, panoramic views of the estuary. Generous walk in wardrobe and built-in storage in the form of wardrobes and drawers ensures a clutter-free environment. The master bedroom comes complete with its own en-suite, adorned with tastefully tiled walls and floors. This en-suite features a WC, a pedestal sink, and a corner mains shower. An additional touch of luxury is the balcony connected to the master bedroom, offering the perfect spot to savour your morning coffee while soaking in the remarkable views.





## Bedroom Two & Three

Returning to the hallway and moving to the rear, you'll encounter bedroom three. Although currently used as a reception room/office, this versatile space boasts a sizeable walk in wardrobe with access to eaves storage. With its own balcony overlooking Arnside Knott, this room presents a peaceful retreat. Adjacent to this room is the expansive family bathroom, showcasing elegant tiled walls and floors. It boasts both a spacious mains shower cubicle and a separate bath, along with a pedestal hand basin and WC.

Directly opposite, bedroom two awaits, providing even more built-in storage and captivating estuary views.

### Specifications

#### Bedroom Two

21' 2" x 9' 9" (6.45m x 2.97m)

#### Bedroom Three

17' 5" x 9' 6" (5.31m x 2.9m)







## Breathtaking Views

### Specifications

Living / Dining Room  
28' 7" x 25' 00" (8.71m x 7.62m)

Yet the true heart of this penthouse lies within the open-plan living, dining, and kitchen area.

The door to your left leads to the inviting living room, where a Velux window and sloped ceiling create a sense of airiness. Patio doors open onto a balcony that affords breathtaking views of the estuary, making this space perfect for relaxation and entertainment.





# Contemporary Kitchen

Entering the kitchen, you'll be greeted by views over Arnside Knott. The kitchen is adorned with modern built-in Neff appliances, including a 6-ring hob, oven, microwave, dishwasher, full height fridge with separate freezer. The harmonious blend of wall and base units, coupled with complementary surfaces, completes the contemporary yet functional kitchen.

This penthouse is not merely a home; it's a sanctuary of comfort, style, and natural beauty. Don't miss the chance to make it yours.

## Specifications

### Kitchen

20' 6" x 15' 1" (6.25m x 4.6m)

### Utility

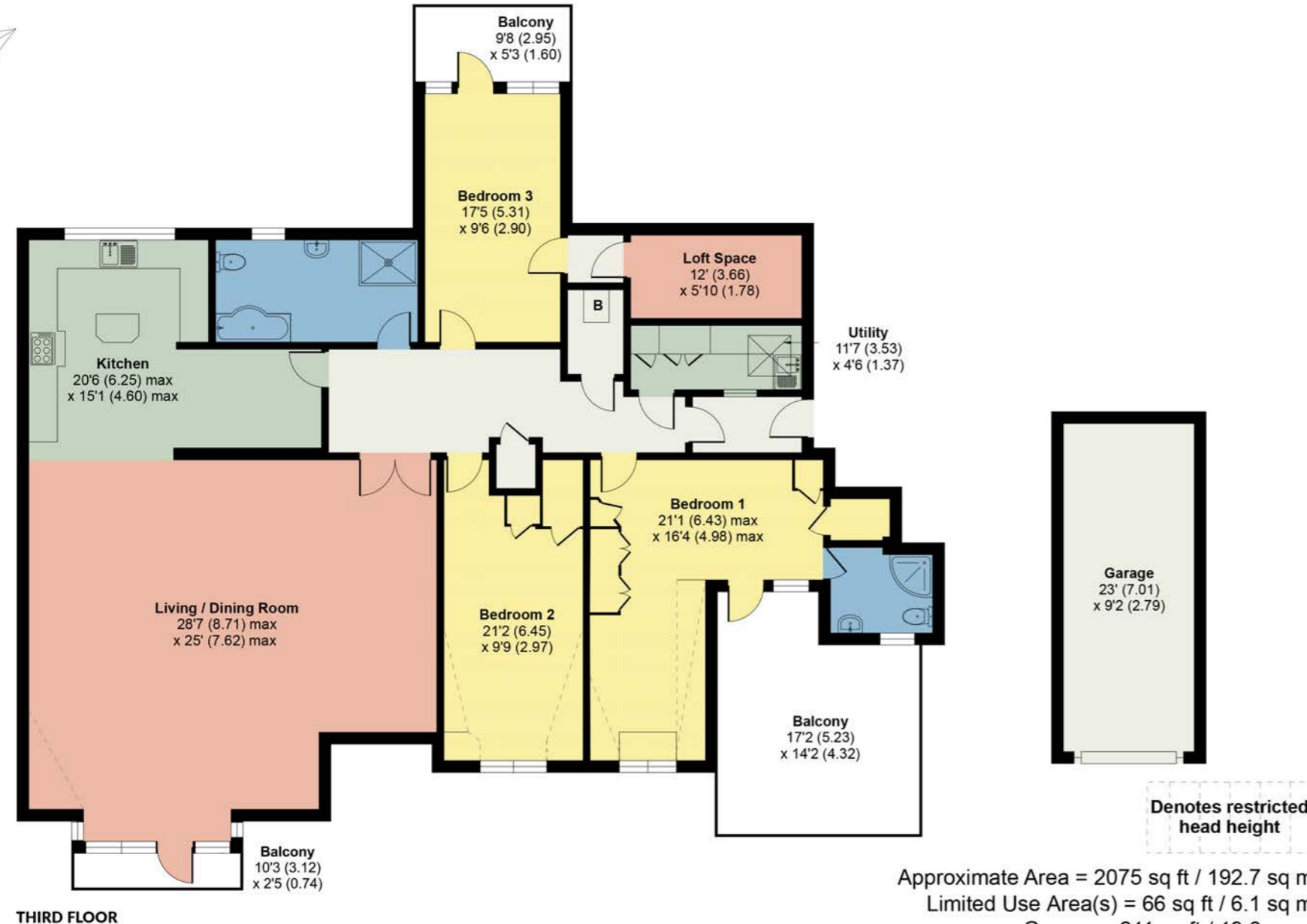
11' 7" x 4' 6" (3.53m x 1.37m)











Approximate Area = 2075 sq ft / 192.7 sq m  
 Limited Use Area(s) = 66 sq ft / 6.1 sq m  
 Garage = 211 sq ft / 19.6 sq m  
 Total = 2352 sq ft / 218.4 sq m  
 For identification only - Not to scale

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1005266

## Outside

In addition to the three stunning balconies that grace this penthouse extends to the impeccably kept and magnificent grounds encompassing the entire apartment block. The beauty of these grounds is characterized by lush lawns, mature shrubs, and majestic trees, providing an enchanting environment that complements the elegance of the residence itself.

With an allocated parking space next to the door and garage with electric up and over door. There is also a main car park for guests coming to visit.

## Important Information

**Services:**  
 Mains gas, water, drainage and electricity.

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

**What3Words :**  
 ///carefully.choice.enforced

**Tenure:**  
 Leasehold.  
 Subject to the remainder of a 999 year lease dated the 1 April 2001. A copy of the lease is available for inspection at the office.







**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Arnside office:**

Call us on 01524 761806

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