



Grange-over-Sands

Guide Price £215,000+ (plus fees)

Sea Mist, 17 Cart Lane, Grange-over-Sands, Cumbria, LA11 7AF

For Sale by Public Auction

at the Halston Hotel, 20-34 Warwick Road, Carlisle, CA1 1AB

Thursday 4th April 2024 at 12 noon

By Auction House, Cumbria - Tel: 01228 510552

Spacious, detached 3 Bedroom Bungalow in a popular location with excellent outdoor space, undeveloped Basement Rooms and Undercroft with views over the railway line towards Morecambe Bay.

Comprising Entrance Hall, Dining Kitchen, Sitting Room, 3 Double Bedrooms, Bathroom, Garage, several Basement Rooms, Undercroft, Large Garden and ample Parking.



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80 Mbps



Garage and
Parking

Quick Overview

Detached - 3 Bedrooms

1 Reception - 1 Bathroom

Quiet Location

Attractive Views

Undercroft

Undeveloped Basement Rooms

Generous Outdoor Space

Close to the Promenade

Garage and Driveway Parking

Superfast Broadband speed 80 mbps available*

Property Reference: G2836



Sitting Room



Dining Kitchen



Bedroom 1



Bedroom 2

Description: It would be very easy to get carried away with the potential and opportunities that are presented in Sea Mist!

This Detached Bungalow with oodles of outdoor space is currently a spacious 3 Bedroom property arranged over one level but has 3 undeveloped Basement Rooms. Currently utilised as storage but could be suitable (with a little imagination and work) as perhaps a Hobbies Room, Home Gym, Extensive Office/Study. Or with a little jiggling it could be incorporated into the main property if extra space was required.

External steps lead up to the front door which opens into the 'L' shaped Hallway providing access to all rooms. The Dining Kitchen is a good size with ample space for dining. The Kitchen is fitted with a range of 'oak' wall and base cabinets with space for washing machine, fridge, freezer and oven. Single drainer stainless steel sink, cooker hood and useful pantry cupboard. The Sitting Room has impressive dimensions and boasts a dual aspect with views over the railway line and glimpses of the sea and the hills beyond. There is an unused external door which previously led to a balcony which is no longer in situ but a new one here, extending the full length of the property with access from two bedrooms would be superb.....!!

The 2 Double Bedrooms boast similar lovely views to the Lounge and Bedroom 2 has a built in wardrobe. Bedroom 3 is to the front and is a smaller, cosy double. The Bathroom has a white 3 piece suite comprising bath with shower over, pedestal wash hand basin and WC.

From the Hallway a door gives access to the ladder style steps to the Basement Rooms (also access from the Garage). The Basement Rooms consist of one good sized room with a window and door into the Garage and two smaller rooms - all offering great versatility and potential. The Under-croft is also a useful space with light and ideal for storage (some limited head height).

The Garage is a larger than average single with power, water and light and housing the central heating boiler - there is space to create a workshop if required. To the side and rear there is extensive parking, currently ample for 2/3cars plus space for a caravan or motor home.

There is also a side and rear Garden both having good expanses of level lawn with several fruit trees. The front area is mainly paved and gravelled.

Location: Located between Grange and Kents Bank, Sea Mist occupies a pleasant, quiet location with just a short, level walk along the picturesque Edwardian Promenade to the centre of Grange with amenities such as Medical Centre, Primary School, Library, Post Office, Cafes & Tea Rooms and Shops. There are two Railway Stations within easy reach, one at Kents Bank and one at Grange.

Grange is a popular, friendly and well positioned seaside town with easy access to the M6 Motorway and the base of Lake

Windermere, both being only approximately 20 minutes away.

To reach the property proceed along The Esplanade and past the Fire Station, take the third left into Cart Lane, drop down the hill and around the sharp right hand bend, Sea Mist can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Entrance Hall

Dining Kitchen 15' 3" x 12' 2" (4.65m x 3.71m)

Sitting Room 19' 0" x 13' 2" (5.79m x 4.01m)

Bedroom 1 13' 3" x 12' 10" (4.04m x 3.91m)

Bedroom 2 13' 1" inc wardrobes x 8' 11" (3.99m inc wardrobes x 2.72m)

Bedroom 3 13' 0" x 8' 8" (3.96m x 2.64m)

Bathroom

Basement Rooms 1, 2 & 3

Under-croft 25' 9" x 8' 4" (7.85m x 2.54m) with some limited head height

Garage 25' 7" x 15' 0" (7.8m x 4.57m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 11.9.23 not verified

Note: During heavy rain and high tides, water does come in to the garden and at times into the garage.

Conservation Area: This property is located within Grange Conservation Area

Council Tax: Band D. Westmorland and Furness Council.

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

What3words: <https://what3words.com/report.lotteries.torches>

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 £850 - £900 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bathroom



Basement Rooms



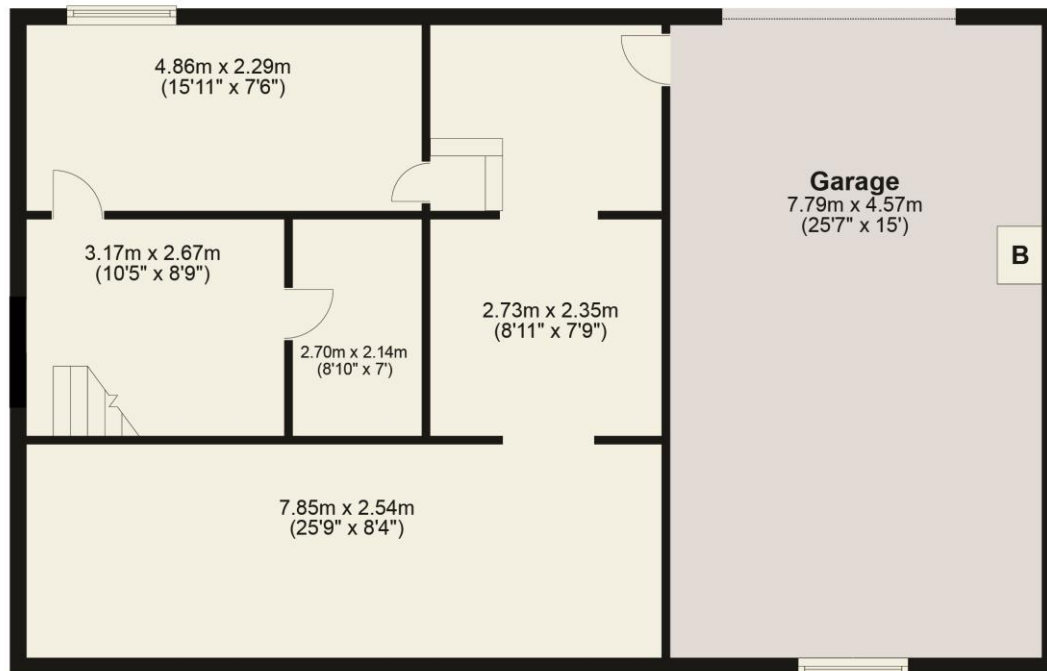
Garden



First Floor



Ground Floor



Total area: approx. 194.1 sq. metres (2089.8 sq. feet)

For illustrative purposes only. Not to scale. REF:G2836

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