



Grange-over-Sands

£390,000

Mint Cottage, Allithwaite Road, Grange-over-Sands, Cumbria, LA11 7EN

This charming, unique Detached Bungalow is tucked away, with some bay views, immaculately presented property and ready to just 'turn the key' and move in.

Well appointed comprising Hallway, Open plan Kitchen/Dining/Living Room, Utility Room, 2 Double Bedrooms (Master En-Suite with Dressing Room), Bathroom and Loft Room. Low maintenance Garden, Workshop and Parking.

Quick Overview

Detached - 2 Double Bedrooms
 1 Reception Room - 2 Bath/Shower Rooms
 Edge of town location
 Partial views of Morecambe Bay
 Workshop
 Low maintenance Garden space
 Quiet residential location
 Immaculately presented
 Parking for 2-3 cars
 Superfast Broadband speed 78mbps available*



2



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1



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78 Mbps



Parking for 2-3 cars

Property Reference: G2828



Sitting Room



Kitchen



Utility Room



Bedroom 1

Description: Mint Cottage is immaculately presented and tastefully decorated throughout. The property is light and airy with very attractive painted, beamed ceilings. The layout is versatile and visiting grandchildren would love the attic room! This lovely property will have a broad appeal - perhaps special interest from downsizers, retirees or maybe those searching for a low maintenance lock up and leave.

The front door opens into the warm and inviting 'L' shaped Hallway with ceramic tiled floor. A quirky, glazed stable door leads into the open plan Kitchen/Living/Dining Room. A wonderful, bright, airy and spacious split level room with triple aspect and partial views of Morecambe Bay between neighbouring properties. The neutral, tiled floor continues through this space into the Kitchen which has a good range of modern, shaker style, white wall cabinets with deep, quartz work-surface and deep 'Franke' sink. Built-in 'Bosch' oven and dishwasher, 'NEFF' induction hob and space for fridge freezer. A door leads to the Utility Room with wall cabinets and space and plumbing for washing machine, tumble drier and external door.

The Open Plan Living/Dining Area is separated by a step but continues the relaxed and comfortable beach side feeling with lots of natural light. The Living section has an attractive engineered oak flooring in an usual pattern and attractive wood-burning stove. A wall of windows with patio door lead out onto the raised patio.

Off the main Hallway are 2 Double Bedrooms, both with pleasing, partial bay views - the Master Bedroom enjoys a separate Dressing Area with lovely, bespoke oak wardrobe, recessed shower, separate WC and wash hand basin. The main Bathroom comprises bath with shower over and slightly separate WC and wash hand basin. Half height tiling and recessed ceiling spot lights.

From the Hallway a door (cunningly mimicking a cupboard) opens to a narrow stair-case which leads to the Loft Room, although with limited head height, it is very versatile and useful (currently utilised as a Home Office) with two large 'Velux' windows - further bay views! One end has built in storage cupboards and the other, a smaller room, which houses the central heating boiler and provides further storage.

The Workshop is accessed externally at the front of the property and has power and light.

Outside, gated pathways lead around both sides to the Rear Garden which is largely gravelled for ease. Ample space for pot plants and perhaps a rockery or two. Steps lead up to the raised decked area which is a super, sunny spot for al-fresco dining or entertaining. There is parking for 2/3 vehicles on the gravelled front.



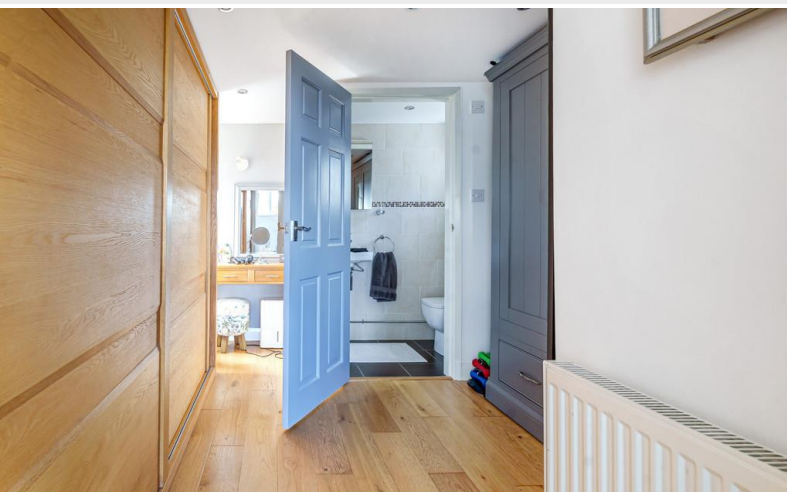
Dining Area



Sitting Room



Bedroom 1 En-Suite WC



Dressing Room to En-Suite



Bedroom 2



Loft Room

Location: Mint Cottage is tucked away on an attractive, quiet, residential, little known cul-de-sac on the outskirts of Grange but within walking distance of the many amenities the town offers.

Grange is located approximately 20 minutes from Junction 36 on the M6 Motorway and a similar distance from the base of Lake Windermere. Grange is a small town, popular with both residents and holiday makers and is served by amenities such as Primary School, Post Office, Library, Railway Station, Medical Centre, Shops, Cafes and Tearooms. The picturesque, mile long, level Edwardian Promenade, Ornamental Garden and Band Stand are also delightful.

To reach the property proceed out of Grange in the direction of Allithwaite. Just past the large, pink Nursing home on the right of Risedale Hill look for the sign on the right for Mint Cottage (and a number of other properties). Mint Cottage can be found shortly along this lane on the right hand side.

Accommodation (with approximate measurements)

Entrance Porch

Entrance Hall

Sitting/Dining Room 26' 1" x 11' 11" (7.95m x 3.63m)

Kitchen 11' 4" x 8' 9" (3.45m x 2.67m)

Utitiy Room 5' 3" x 4' 2" (1.6m x 1.27m)

Bedroom 1 12' 11" x 9' 11" (3.94m x 3.02m)

Dressing Room 10' 10" x 6' 7" (3.3m x 2.01m)

En-Suite WC

Bedroom 2 10' 11" x 9' 6" (3.33m x 2.9m)

Bathroom

Loft Room 25' 6" x 8' 6" (7.77m x 2.59m) limited head height

Workshop 9' 10" x 4' 11" (3m x 1.5m)

Decked Terrace 15' 6" x 11' 1" (4.72m x 3.38m)

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 29.8.23 not verified

Council Tax: Band E. Westmorland and Furness Council.

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

Viewings Strictly by appointment with Hackney & Leigh Grange Office.



Kitchen



Bedroom 1



Decking



Garden



View

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 £800 - £850 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Viewing Notes:

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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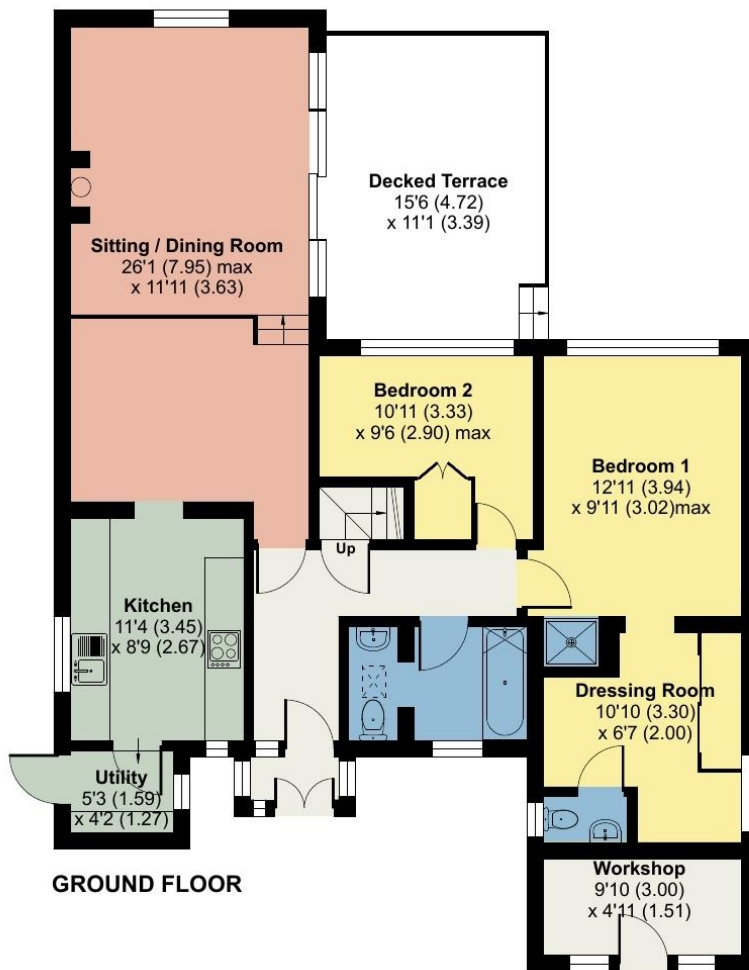
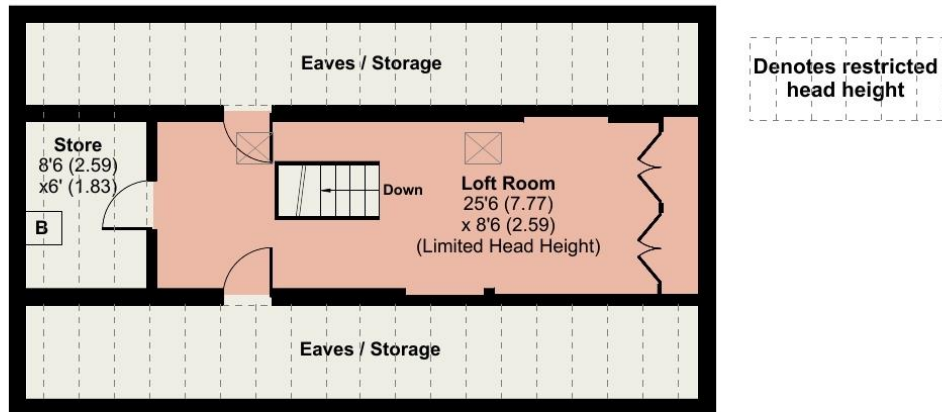
Approximate Area = 1213 sq ft / 112.6 sq m

Limited Use Area(s) = 406 sq ft / 37.7 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1668 sq ft / 154.9 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 2023. Produced for Hackney & Leigh. REF: 1028611

A thought from the owners - "The outside terrace is like an extra room, it's a fabulous place to spend time, relax and enjoy the views".

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