



## Grange Over Sands

Guide Price £235,000+ (plus fees)

Mickleden, Hardcrag Way, Grange Over Sands, Cumbria, LA11 6BH

### For Sale by Public Auction

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

Thursday 4<sup>th</sup> April 2024 at 12 noon

By Auction House, Cumbria - Tel: 01228 510552

The View!!

Mickleden is a very versatile, well located, spacious property in a quiet, elevated residential area of Grange-over-Sands with simply outstanding Bay views.

Comprising Hallway, Kitchen, Dining Room, Lounge, 2 Double Bedrooms, Bathroom and Loft. To the Lower Ground Floor, 2 versatile rooms, Shower Room and Garage. Low maintenance Garden and Parking. No Upper Chain.



2



2



2



E



80 Mbps



Garage & Parking  
for 1 car

### Quick Overview

Semi Detached - 2/4 Bedrooms

2 Receptions - 2 Bath/Shower Rooms

Edge of town location

Superb Bay views

Versatile Lower Ground Floor

Low maintenance outdoor space

Walking distance to town

Well presented

Parking for 1 car and Garage

Superfast Broadband speed 80mbps available\*

Property Reference: G2845



Lounge



Kitchen



Bedroom 1



Bedroom 2

**Description** Mickleden is a wonderful property with so many things going for it. Location? Tick. Views? Tick. Quiet residential location? Tick. Close proximity to town? Tick. Versatility? Tick. Opportunities to put your own stamp on the place and make it bespoke to you? Tick tick tick!!! It really is a gem.

This property will work for many different people with many different requirements:- retirees or those looking to downsize, with the ability to live all on one level and lock away downstairs. Home workers will appreciate the lower ground floor as a separate working area. Maybe those with a dependent relative could make part of the Lower Ground Floor into space for them. Perhaps there is even potential to create a little extra income by creating an inviting Airbnb? Subject to the relevant consents of course. Whatever your needs and preferences, Mickleden could work for you!

The property is neatly presented throughout with spacious rooms and largely neutral décor. The rooms to the front enjoy the most incredible, panoramic views over the town towards Morecambe Bay and the fells beyond. It is not possible to tire of this ever changing view!

The side entrance door opens into the Side Porch with door into the Hallway which is spacious with cloaks, airing and linen cupboard housing the hot water cylinder. Loft hatch with a metal pull-down ladder to loft which is partially boarded with light.

From the Hallway a glazed door leads into the Lounge but before you step foot inside, your breath will be taken away by the magnificent views towards Morecambe Bay and beyond through the large picture window! Simply stunning. The Lounge is of impressive dimensions and is dominated by that wonderful, picture window. No need for any other form of entertainment - just an easy chair in front of the window to enjoy the view over the town and the Morecambe Bay coastline. Coved ceiling and electric fire with dark wooden surround. Archway to the Dining Area which has a further picture window with similar enviable views. The Dining Area provides ample space for formal dining. The Kitchen is furnished with a range of white, wood grain wall and base cabinets with Inset 1½ bowl stainless steel sink unit with and built-in oven and hob. Space for washing machine, dishwasher, fridge and freezer.

There are two well proportioned Double Bedrooms, both with a range of fitted furniture. The Bathroom is generous with a coloured suite comprising WC, pedestal wash hand basin and double shower enclosure.

The Lower Floor is accessed through the personal garage door and comprises Lobby, Shower Room and two further versatile rooms. One having been utilised as a Bedroom and the other an Office/Cinema room in the past. The Shower Room has a white suite comprising shower, WC and pedestal wash hand basin. The current owner has actually created a small 'kitchenette corner', which perhaps with a little further work could make this floor quite self contained if desired.

The Garage itself has an electronic roller door, power, light and water and houses the wall mounted gas central heating boiler. Parking space for 1 car to the front of the Garage.

Outside, the Garden areas are quite low maintenance. A small area



Lounge



Dining Room



Office



Bedroom 3



Front Garden



Front Garden

to the front has artificial grass and some well established, plants and shrubs. The new vendor may wish to rearrange this area to create additional Parking perhaps? To the side there is a paved, sunny seating area which enjoys good views towards Morecambe Bay. To the rear there is a fairly narrow raised bed/rockery which is private and with a little TLC and imagination could become quite charming.

**Location** Grange-over-Sands is a popular Edwardian Coastal Resort that provides many amenities such as Medical Centre, Railway Station, Primary School, Library, Post Office, Butchers, Bakeries, Shops, Cafes and Tearooms. There is also a picturesque, Edwardian, mile long Promenade, Ornamental Gardens and Bandstand. Just 2 miles from Grange is the highly regarded popular village of Cartmel and approx 30 minutes away are Windermere/Ambleside - there are also good road and rail links to the rest of the country through Grange railway station and junction 36 on the M6 just 20 minutes away.

From the crossroads in the centre of Grange (by the Spar) go straight ahead (with the Library on the right) into Grange Fell Road. Take the first right into Hardcragg Way, follow the road to the very top then turn right and Mickleden can be found shortly on the left.

**Accommodation (with approximate measurements)**

**Side Entrance Porch**

**Hallway**

**Lounge** 20' 11" x 13' 5" (6.38m x 4.09m)

**Dining Room** 11' 10" x 7' 11" (3.61m x 2.41m)

**Kitchen** 11' 10" x 10' 3" (3.61m x 3.12m)

**Bedroom 1** 14' 1" x 10' 5" (4.29m x 3.18m)

**Bedrom 2** 11' 10" x 10' 11" (3.61m x 3.33m)

**Shower Room**

**Lower Ground Floor Office** 11' 11" x 8' 0" (3.63m x 2.44m)

**Lower Ground Floor Bedroom 3** 12' 0" x 10' 5" (3.66m x 3.18m)

**Lower Ground Floor Shower Room**

**Garage** 20' 8" x 13' 6" max (6.3m x 4.11m max)

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

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk> 02.10.23 not verified

**Note:** Vehicular access must be granted at all times for the owner of the adjoining property.

**Council Tax:** Band E. Westmorland and Furness Council.

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

**What3words:** <https://what3words.com/provoking.skippers.saving>

**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 - £950 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Kitchen



Bedroom 1



Bedroom 2



View

Request a Viewing Online or Call 015395 32301

## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



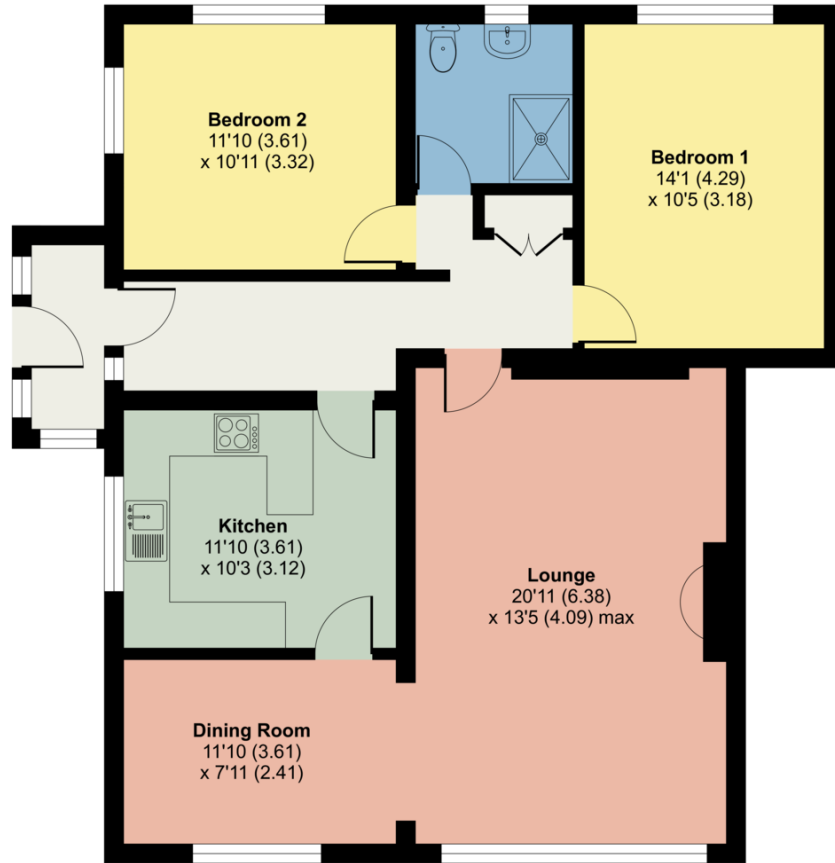
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

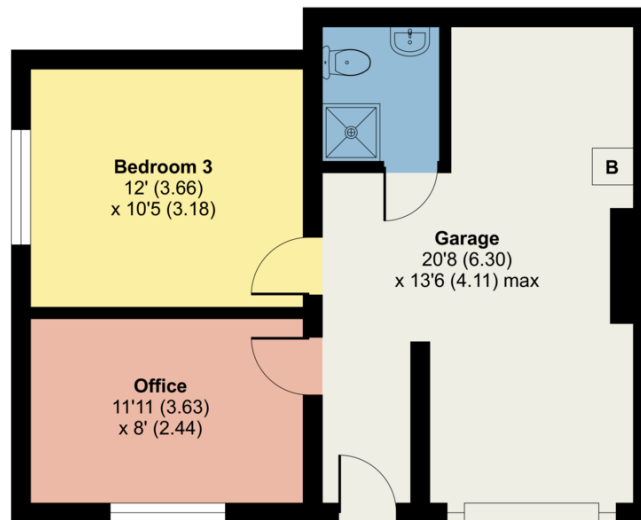
# Hardcragg Way, Grange-Over-Sands, LA11

Approximate Area = 1551 sq ft / 144 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheocom 2023. Produced for Hackney & Leigh. REF: 1042453

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/10/2023.

Request a Viewing Online or Call 015395 32301