

Grange-over-Sands

£315,000

1 Kirkhead Cottage, Kirkhead Road, Grange-over-Sands,
Cumbria, LA11 7DB

Tucked away, privately and peacefully, this detached home will appeal to a number of different buyers as there are some delightful views towards Morecambe Bay and Kirkhead Tower and also an opportunities to improve.

Comprising Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Conservatory, 3 Bedrooms, Bathroom, Integral Garage, Gardens, and Parking. Early viewing highly recommended.

Quick Overview

Detached - 3 Bedrooms
2 Receptions - 1 Bathroom
Outskirts of Grange
Super views
Good sized Garden
Private aspect to the rear
Lovely walks from the doorstep
Opportunity to put your own stamp on
Parking for 2 and Garage
Superfast Broadband speed 76mbps available*



3



1



2



D



76 Mbps



Garage & 2
parking spaces

Property Reference: G2855



Entrance Hall



Lounge



Dining Kitchen



Dining Kitchen

Description 1 Kirkhead Cottages is an excellent, detached property built around 1990. Owned and much loved by the previous owner for 30 years it is now time for a new owner to provide a little TLC here and there to create a super family home. Currently a well proportioned 3 Bedroom home, ideal for a smaller family, couple, first time buyer or down-sizers perhaps but there are also real possibilities to extend if required subject to the relevant planning consents.

The front door opens into the spacious Hallway with stairs rising to the First Floor and doors to Ground Floor Rooms. There is a useful Cloakroom with WC and wash hand basin and under stairs storage housing the gas central heating boiler. To the left of the Hallway is the full depth, very well proportioned, sunny Lounge with dual aspect. Window and French doors provide a charming view into the private garden and the window to the rear has a lovely, private view of an open field. Living flame gas fire with wooden mantel and stone hearth.

The Dining Kitchen is also full depth with the front portion being furnished with 'pine' wall and base cabinets incorporating single drainer sink unit, oven, gas hob. Ample space for dining furniture. Door to integral garage and double doors to the Conservatory. This is a lovely bright and sunny addition with ceramic tiled floor, direct access to the garden and views both into the garden and over open fields to Kirkhead Tower.

From the Entrance Hall, stairs lead to the First Floor. The Master Bedroom is a very spacious double with recessed wardrobe and two windows to the side providing the most delightful views over roof tops towards Morecambe Bay. Bedroom 2 is a compact double with pleasing views to Kirkhead Tower and Bedroom 3 is a single room and has a front aspect. The Bathroom comprises a cream suite of bath with shower over, WC and pedestal wash hand basin.

The Integral Garage has a work bench, up and over door and pedestrian rear door > Power, light and water. A Parking space to the side of the garage provides parking for 2 cars.

The Garden is mainly to the side and rear and is well stocked with an array of mature and well established plants and shrubs with central level lawn. There is a paved patio directly outside the lounge and two gates, to either side, leading around to the front. In addition to this there is a paved sitting area to the side of the Conservatory. There is also a small private piece of land in front of the parking area with some mature trees.

Location 1 Kirkhead Cottage is tucked away, peacefully in a quiet residential part of Kents Bank, approximately 400 yards from Kents Bank Railway Station and the picturesque, mile long, level, Edwardian Promenade. The Promenade provides a scenic walk into Grange where amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes and Tea Rooms can be found.

This location is perfect from which to explore The Lake District, the West Coast and The Yorkshire Dales. The popular medieval village of Cartmel with its ancient Priory, Racecourse and the popular Michelin starred L'Enclume restaurant is also just 2 miles away and Grange Town Centre is approx a 5 minute drive.

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right!) continuing towards the village of Allithwaite, taking the left turn in Kirkhead Road on the right hand bend. Follow the road, and as the road drops down the hill Kirkhead Cottages is on the right hand side. Turn in to the shared driveway and follow the road around to the left and No. 1 can be found on the right hand side.

Accommodation (with approximate measurements)

Entrance Hall

Cloakroom

Lounge 17' 1" x 152' 0" (5.21m x 46.33m)

Dining Kitchen 17' 1" x 8' 5" (5.21m x 2.57m)

Conservatory 11' 4" x 9' 5" (3.45m x 2.87m)

Bedroom 1 17' 1" x 10' 6" (5.21m x 3.2m)

Bedroom 2 9' 1" max x 8' 7" max (2.77m max x 2.62m max)

Bedroom 3 8' 7" max x 7' 8" max (2.62m max x 2.34m max)

Bathroom

Garage 17' 7" x 10' 1" (5.36m x 3.07m)

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> 20.11.23 not verified

Note: The driveway is shared and the maintenance is split between the 6 properties on an as and when basis.

Note: Whilst probate has been applied for, there may be a delay in achieving completion of the sale.

Council Tax: Band D. Westmorland and Furness Council.

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

What3words <https://what3words.com/boater.turntable.mankind>

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 following some TLC £900- £950 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Conservatory



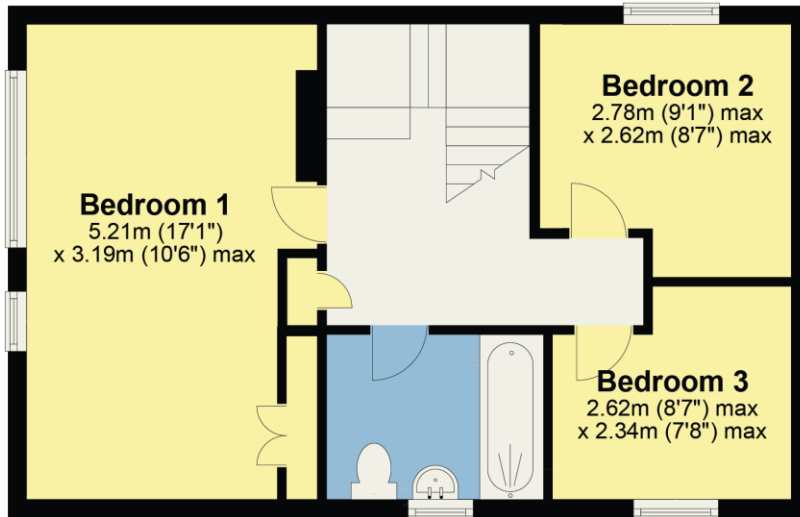
Bedroom 1



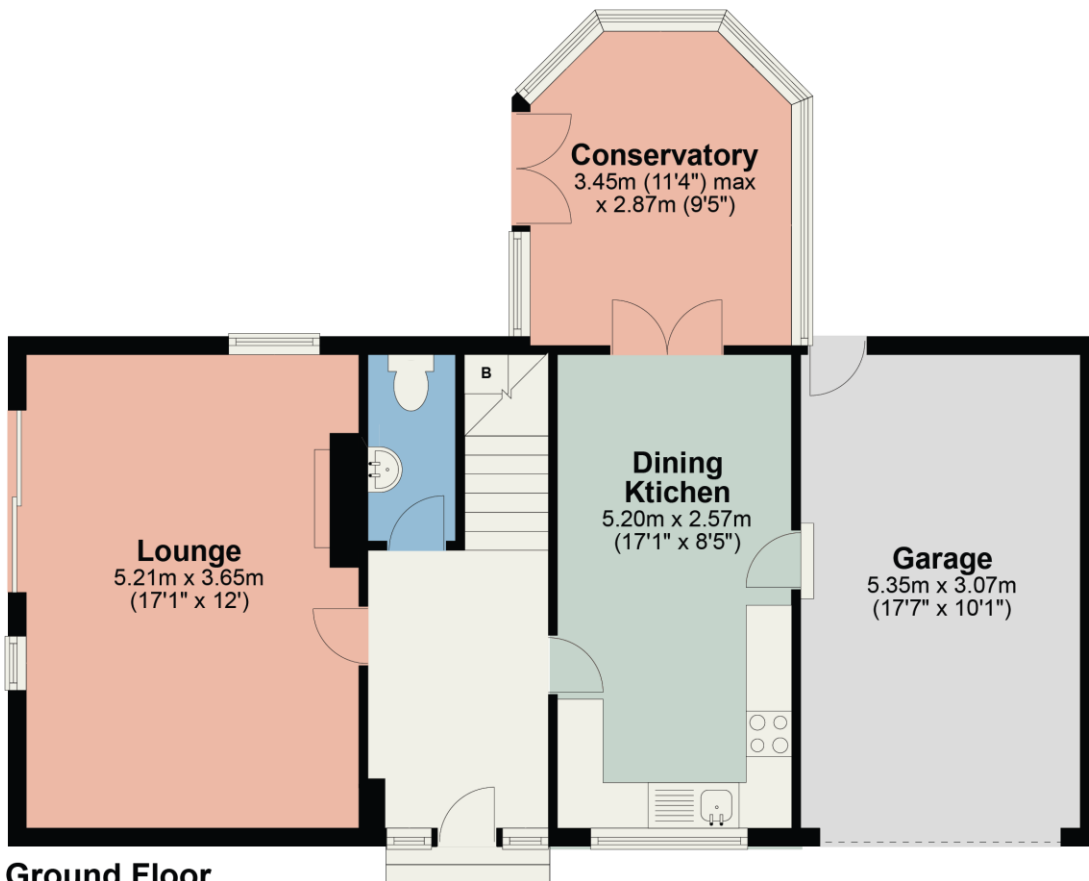
Bedroom 2



Garden



First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2855

A thought from the owners - Quiet and secluded with excellent outlook but close to all the amenities of Grange"

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