



Grange-over-Sands

£335,000

Somerleyton, 19 Grange Fell Road, Grange-over-Sands,
Cumbria, LA11 6AF

A super, nicely presented 3 Bedroom Semi Detached House with Garage, Parking and Garden in an elevated location with excellent views to Morecambe Bay from the First Floor.

Comprising Entrance Hall, Lounge/Dining Room, Kitchen, Utility Porch and WC on the Ground Floor: 3 Bedrooms and Bathroom on the First Floor.

Viewing highly recommended.

Quick Overview

Semi Detached - 3 Bedrooms

Double Reception Room - 1 Bathroom

Stunning Bay views from front bedrooms

Tucked away, private location

Welcoming and homely

Excellent family home

Convenient for town and local walks

Nicely presented

Parking and Garage

Superfast Broadband available*



3



2



1



E



Superfast
Broadband



Garage and
Parking

Property Reference: G2891



Hall



Lounge



Kitchen



Utility

Description There is often a real shortage of traditional, Semi-Detached Family Homes in this area and this one offers so much. Somerleyton is a 1930's Semi-Detached home with some lovely original features of the era such as high coved ceilings, picture rails and bay windows - it has a warm, welcoming and homely feeling throughout. The rooms are well proportioned and sunny with lots of natural light.

One wonderful major benefit of this lovely home is the stunning Bay view from the Master Bedroom - a real bonus so often sought in the area. This delightful property will certainly appeal to families but will likely have a broader appeal too.

Steps lead up to the front door which opens into the Hallway being spacious and light with neutral décor, large under-stairs storage cupboard with internal window, feature round window to the front, stairs to the First Floor and access to the Ground Floor Rooms. The 2 Reception Rooms have been made into 1 spacious Lounge/Dining Room which enjoys a dual aspect with attractive, traditional bay window to the front which provides a glimpse of Morecambe Bay. Attractive open fire with ornate cream surround. The 'Dining Area' has sliding patio doors to the Rear Garden and gas fire with back boiler.

The Kitchen is furnished with a range of cream wall and base units with contrasting dark work-surface and inset white sink. Space for slimline dishwasher, upright fridge freezer and built-in electric oven and gas hob. Charming 'bay' window to the rear with window seat. Engineered wooden floor and small, recessed Pantry cupboard. Door to Utility Porch with plumbing for washing machine and external rear door. Useful Ground Floor Cloakroom with second, feature circular window, white WC with small wall mounted wash hand basin.

From the Entrance Hall, stairs lead up to the First Floor Landing with attractive, original, stained glass window and loft hatch with pull down ladder which provides access to the partially boarded loft with light. Currently used for storage but perhaps, with relevant consents, potential to create an additional Bedroom.

Bedroom 1 is a well proportioned double room with beautiful Bay views through the charming 'Oriel' window. Bedroom 2 is also a generous double room with rear aspect and two recessed built in cupboards. Bedroom 3 is a good sized single Bedroom with pleasing side aspect. The Bathroom has a 4 piece modern white suite which comprises corner shower enclosure, WC, wash hand basin on white high gloss vanity cupboard and bath.

The Single Garage is currently utilised mainly for storage. It has an up and over metal door, 2 windows and rear pedestrian door. To the front of the property there is Parking for 2 vehicles - there is a possibility to increase to 3 if preferred. Gated access to the Side Garden area which has a timber shed and provides a private area for evening drinks! The Rear Aspect has a paved patio area with access directly from the Dining Room and a good sized area of lawn with raised decked area.

Location Somerleyton, 19 Grange Fell Road is tucked away privately and peacefully in a little known, small cul-de-sac of 3 houses and enjoys a convenient location with good proximity to the town, with Medical Centre, Library, Post Office, Shops, Cafes/Tearooms etc. The excellent Primary School is very close by and just a little further is the picturesque Edwardian Promenade and Railway Station.



View from Bedroom 1



Openplan Lounge and Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

Grange is situated approximately 20 minutes from the M6 Motorway and a similar distance from the South Lakes attractions, making this town, with its favourable 'micro-climate' very well placed.

To reach the property, proceed up Main Street, bearing right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road, go past the library, proceed up the hill for approximately 400 yards and as the road levels out take the discreet turning on the left hand side, immediately before Woodhead Terrace with a sign for 'Polperro' at the end.

Accommodation (with approximate measurements)

Hallway

Lounge & Dining Room 14' 5" x 11' 10" (4.39m x 3.61m) plus 14' 3" into bay x 11' 10" (4.34m into bay x 3.61m)

Kitchen 14' 11" plus bay x 7' 4" (4.55m plus bay x 2.24m)

Utility Room

Cloakroom

Bedroom 1 12' 0" x 11' 10" plus bay (3.66m x 3.61m plus bay)

Bedroom 2 11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom 3 7' 6" x 7' 5" (2.29m x 2.26m)

Bathroom

Garage 20' 9" x 7' 6" max (6.32m x 2.29m max)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators via a back boiler.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 23.3.24 not verified

Note: There are aspects of this property or information you may need to be aware of, please contact the office for more details if appropriate.

Council Tax: Band D. Westmorland and Furness Council.

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

What3words: <https://what3words.com/unwraps.butter.workflow>

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.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 1 Window



Rear Garden



Rear

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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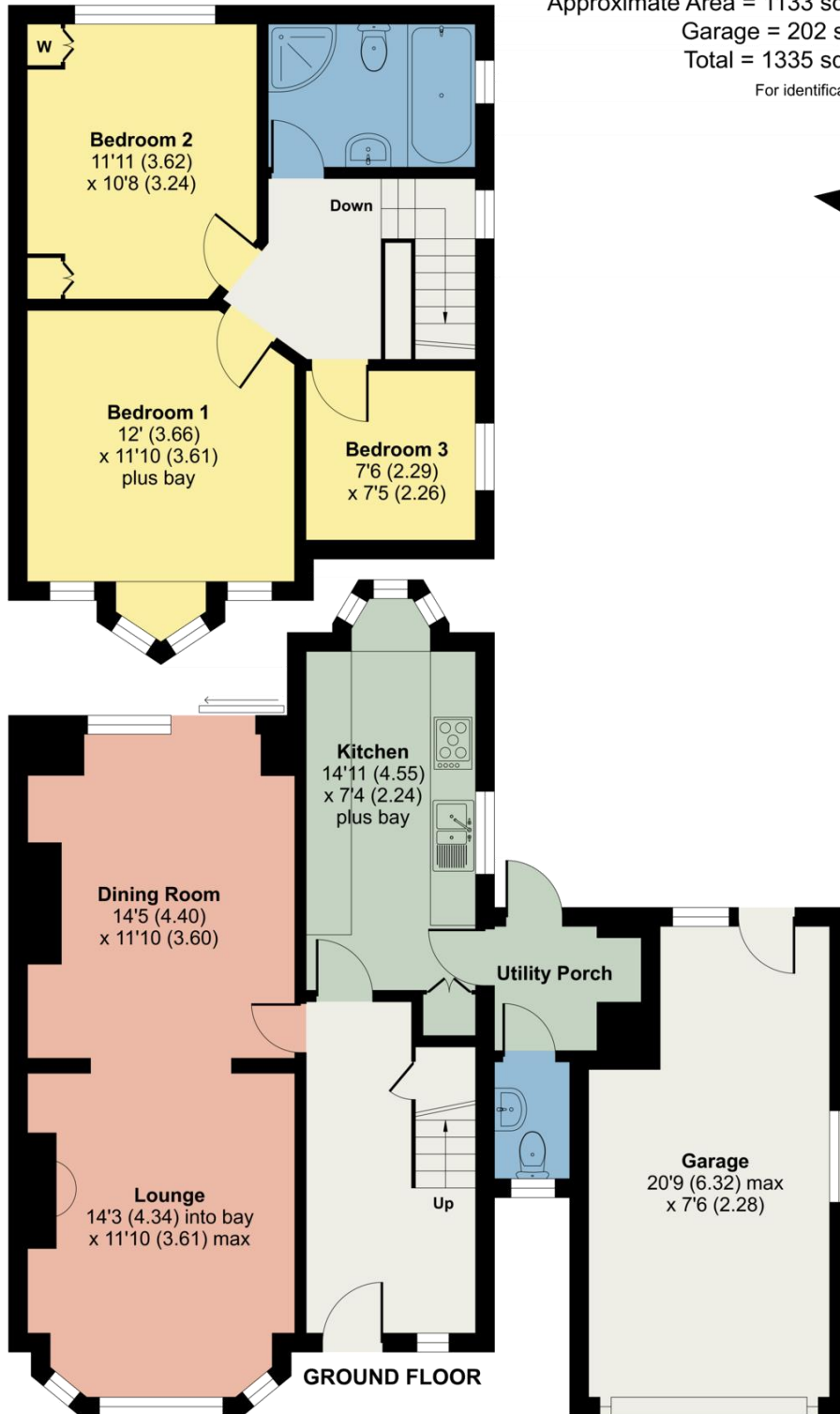
Grange Fell Road, Grange-Over-Sands, LA11

Approximate Area = 1133 sq ft / 105.2 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1335 sq ft / 123.9 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). © n/checom 2024. Produced for Hackney & Leigh. REF: 1106819

A thought from the owners... Somerleyton has been a wonderful family home for 15 years. It is now time to leave this beautiful house with incredible views across the bay (which will be sorely missed) and go to something smaller. Some very, very happy memories of our children growing up in this spacious, comfortable, perfect family home.

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