



## Grange-over-Sands

£375,000

1 Woodbank Villas, Fernleigh Road, Grange-over-Sands, Cumbria, LA11 7HN

This substantial, well located, spacious period house is arranged over 3 floors and is an ideal Family Home with many original features.

Comprising Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Cellar, 5 Bedrooms (1 En-Suite) and Family Bathroom. Outside: Stone Outhouse, Front Garden, sizeable Rear Garden (ready for some green fingers)! and Parking for 1 car.

### Quick Overview

End Terrace Family Home - 5 Bedrooms  
 2 Reception - 2 Bath/Shower Rooms  
 Close proximity to town  
 Original features  
 Stone outhouse with power and light  
 Potential to put your own stamp on  
 Warm and welcoming  
 Cellar  
 Large Garden and Parking space  
 Superfast Broadband speed 80mbps available\*



5



2



2



E



80 Mbps



1 Parking Space  
and On Road

Property Reference: G2881



Entrance Hall



Lounge



Dining Room



Kitchen

**Description** 1 Woodbank Villas is a substantial, spacious, traditionally built Victorian End Terraced House arranged over 3 floors with lots of space for the whole family to spread out! This house has many attractive original features and boasts high ceilings, deep skirting boards, ceiling cornicing, beautiful sash windows throughout and attractive original doors. In some areas this Family Home may now benefit from a little TLC which is usually quite an appealing prospect for buyers who are keen to put their own stamp on a property and arrange rooms etc in a way that would work perfectly for them and their needs.

Outside, is a sizeable back garden with a stone Outhouse with power, light and water. This would make an ideal home office for the home worker, perhaps a Gym? Studio? or a good Garden Store!

Being convenient and within close proximity of the town centre and Primary School this property will particularly appeal to families.

From the main pathway, steps lead to the main front door which opens into the welcoming Hallway, typical of the era with corniced ceiling, decorative archway, stairs to First Floor and access to Lounge and Dining Room.

The Lounge is well proportioned with bay window to the front. Two arch top recesses with original lower cupboards with stripped pine doors, and open fire with wooden surround. Corniced ceiling and dado rail.

The Dining Room is centrally located with corniced ceiling, wood effect laminate flooring, sash window with rear aspect and a door with access to the Cellar - currently used for storage (with window).

The Breakfast Kitchen is light and bright with side window and 2 'Velux' roof-lights. Recessed pantry cupboard and external rear stable door. The Kitchen is furnished with a good range of soft green wall and base cabinets with wood effect work-surface and small breakfast bar. Plumbing for washing machine and dishwasher, 1½ bowl stainless steel sink unit, 5 burner gas hob and integrated oven and fridge freezer. Ceramic tiled floor.

From the Entrance Hall the stairs lead to the First Floor where there are 2 Bedrooms and the Family Bathroom. Bedroom 1 is a generous double room with front aspect and En-Suite Shower Room having a 3 piece suite and cupboard housing the hot water cylinder. Bedroom 2 is a cosy double room with rear aspect. The Bathroom has white suite with WC, wash hand basin and bath with shower over.

Stairs from the Landing lead to the Second Floor where there are 3 further Bedrooms. Bedroom 3 is a very pleasant double with wash hand basin and charming, cast iron fireplace (not in use) and lovely bay views. Bedroom 4 is also a double room with pleasant views to the rear and Bedroom 5 is a single room with side window. Ideal as a Study or perhaps conversion to a Bath or Shower Room to serve this floor?

Outside the front Garden is leafy and green with some mature, well established plants and shrubs. The Rear Garden is particularly large, having been left to its own devices over recent years, it has recently been strimmed and the size and potential can be easily appreciated. This Garden is a superb bonus for those with green figures to create their own sanctuary and excellent for adventurous children. There is a private Parking Space for 1 car to the rear.



Lounge



Dining Room



Bedroom 1 En-Suite



Bedroom 2



Bedroom 3



Bedroom 4/Study

To the side of the property there is a driveway/access lane which is shared between the 3 properties in the row and both have pedestrian and vehicular access over the back.

**Location** Fernleigh Road is a highly desirable residential road particularly popular with families partially due to the close proximity to the excellent Primary School and the Town Centre is also very close by and enjoys amenities such as Medical Centre, Library, Post Office, Railway Station, Shops, Cafes, Tea Rooms etc. The picturesque Edwardian Promenade, Ornamental Garden and Band Stand are a 'hop, skip and a jump' away.

To reach the property proceed up Main Street to the mini roundabout and bear right into the one way system and cross straight over passing the Library on the right. Take the first left turn into Fernleigh Road. 1 Woodbank Villas can be found shortly on the right hand side.

**Accommodation (with approximate measurements)**

**Hallway**

**Lounge** 13' 8" into bay x 13' 0" (4.17m into bay x 3.96m)

**Dining Room** 16' 9" x 10' 2" (5.11m x 3.1m)

**Cellar**

**Breakfast Kitchen** 15' 0" x 8' 10" (4.57m x 2.69m)

**Bedroom 1** 11' 1" x 10' 10" (3.38m x 3.3m)

**En-Suite Shower Room**

**Bedroom 2** 10' 6" x 6' 10" (3.2m x 2.08m)

**Bathroom**

**Bedroom 3** 10' 9" x 10' 3" (3.28m x 3.12m)

**Bedroom 4** 14' 4" x 10' 2" (4.37m x 3.1m)

**Bedroom 5** 10' 8" x 6' 6" (3.25m x 1.98m)

**Outhouse**

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. WHERE IS THE GAS BOILER????

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 15.3.24 not verified

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

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

**What3words:** <https://what3words.com/delay.soccer.publisher>

**Residential Lettings:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1000 - £1100 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Kitchen



Bedroom 1



Garden

Request a Viewing Online or Call 015395 32301

## Meet the Team

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



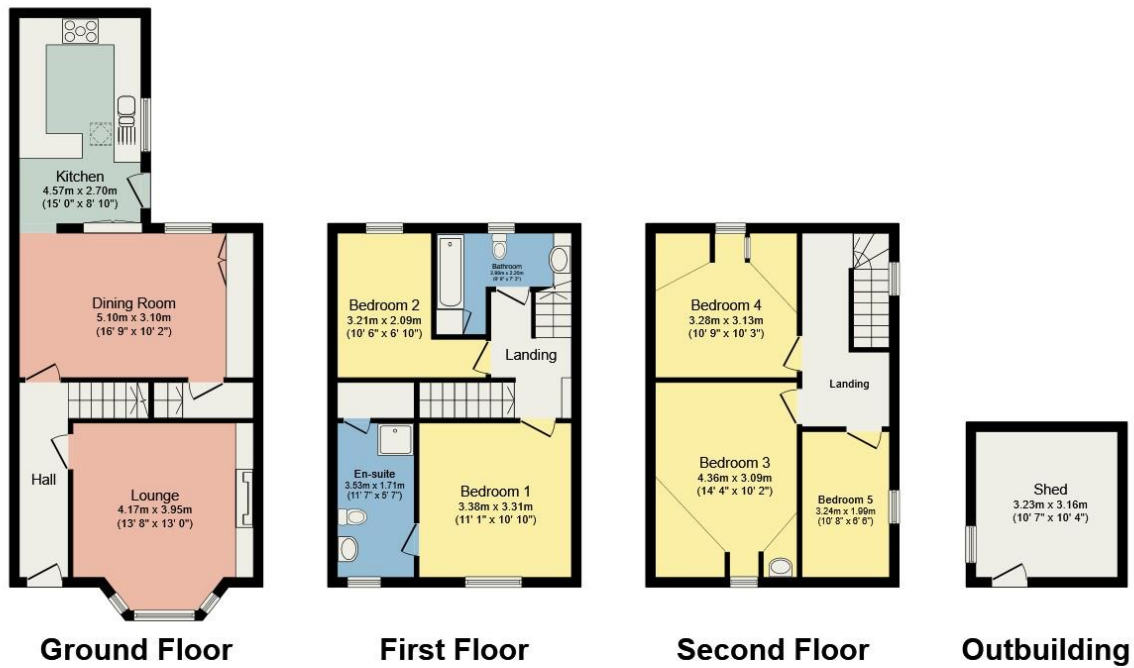
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# 1 Woodbank Villas Fernleigh Road, Grange-Over-Sands



Total floor area 143.6 m<sup>2</sup> (1,545 sq.ft.) approx

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.

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