



Grange-over-Sands

£410,000

Woodside, Methven Road, Grange-over-Sands, Cumbria, LA11 7DU

Woodside is all about the superb views, peaceful location, wonderful Garden and exciting potential - it is an excellent prospect!

Comprising Entrance Porch, Hallway, Lounge/Dining Room, Kitchen, Utility Porch, 2/3 Bedrooms, Sun Room, Bathroom, WC, Garage, Undercroft, Parking and generous, well kept Gardens! Early viewing is highly recommended.

No Upper Chain.

Quick Overview

Detached - 2/3 Bedrooms

2 Receptions - Bathroom

Sought after, elevated location

Excellent Bay views

Undercroft

Extensive Gardens

Backing onto private woodland

No upper chain

Garage and Parking

Superfast Broadband speed 71mbps available*



3



1



2



F



71 Mbps



Garage and
Parking

Property Reference: G2904



Lounge Area



Dining Area



Kitchen



Bedroom 1

Description It isn't often that properties come up for sale in this particular area and it is easy to understand why people prefer to stay. This highly sought after location is within easy reach of town, the elevation affords splendid sea views and Methven Road is a lovely, quiet, friendly residential cul-de-sac.

Woodside presents an exciting opportunity as it now requires to be brought in to the 21st century. For those with vision and a desire to mould a property to their own taste and perhaps not just within the current footprint, as there is certainly the opportunity to extend. There is also a loft which may create more living space if required (subject to the relevant planning consents). It would be very easy to get carried away!

The rooms are all of a generous size with pleasing views to both the front and rear. The rear enjoys the private and leafy woodland aspect and the front has wonderful far reaching Bay views - The best of both worlds!

Steps lead up to the useful paved Terrace (ideal for outdoor dining or a 'G & T!') and the front Porch which leads to the main front door which opens into the Hallway. This is spacious with coved ceiling, good sized cloaks cupboard and loft hatch. The Loft has a pull down metal ladder and light, is partially boarded and is currently used as storage but perhaps with the relevant consents and calculations, maybe additional living space? (If a dormer were permitted the views would be incredible).

The Lounge/Diner is an 'L' shaped sunny room with a triple aspect and has superb views towards Morecambe Bay and to the fells beyond. There is an open fire with slate surround and hearth and ample space for both living and dining furniture. Serving hatch to Kitchen and shuttered French doors to the rear. The Kitchen is situated to the rear, is a good square space with fitted units and sink, walk-in pantry with window, rear aspect and access to the useful Utility Porch.

Bedroom 1 is a double room with a concealed WC, a vanity wash hand basin and pleasing views into the delightful garden with beautiful Morecambe Bay as a back drop. Bedroom 2 is also a double room with a lovely side aspect into the Garden. Bedroom 3/Study enjoys a rear, woodland aspect with French doors into the Sun Room. This is a lovely peaceful room from which to soak up the peace and quiet and beauty of your own private Garden. Door to Garden. The Bathroom has linen cupboard, coloured bath and wash hand basin. The Separate WC is next door.

The Attached Garage has power, light and water and houses the central heating boiler (not in working order). A low door way leads into the extensive Under-croft with excellent, dry storage. Parking on the private driveway for 2 vehicles.

The Gardens at Woodside are an absolute joy. Extensive, private, attractive and well cared for. To the front is an area of lawn with a couple of mature trees with the main Garden being located to the side which is completely private and bordered by woodland, this Garden is a real treat and, an ideal place to enjoy



Lounge/Dining Room



Views towards Morecambe Bay



Bedroom 1



Bedroom 2



Study/Bedroom 3



Garden Room

the well-established plants and woodland seclusion. There is a useful wooden storage shed almost hidden in one corner. Mainly laid to lawn for ease but with lovely planted beds and lots of well established and colourful plants.

Location Woodside is located at the head of this desirable and peaceful residential cul-de-sac which backs onto charming private woodland. Methven Road is approximately a 15 minute walk from the centre of town or less than a 5 minute car journey. Grange is well served by a good range of amenities including Railway Station, Medical Centre, Primary School, Library, Post Office, Cafes, Shops and Tea Rooms, Bakeries and an award winning Butchers. The mile long, level, Edwardian Promenade is picturesque as are the lovely Ornamental Gardens and Band Stand.

Upon leaving the centre of Grange, travel westwards, past the Fire Station and take the next right into Methven Road. Follow the road up the hill, bearing right at the corner. Woodside is at the head of the cul-de-sac.

Accommodation (with approximate measurements)

Entrance Porch

Hall

Lounge/Dining Room 22' 0" max x 18' 6" max (6.71m max x 5.64m max)

Kitchen 12' 1" x 9' 11" (3.68m x 3.02m)

Pantry

Utility Porch

Bedroom 1 15' 10" x 9' 11" (4.83m x 3.02m)

Bedroom 2 10' 4" x 9' 11" (3.15m x 3.02m)

Bedroom 3 10' 10" x 8' 3" (3.3m x 2.51m)

Sun-Room 11' 11" x 8' 3" (3.63m x 2.51m)

Bathroom

WC

Garage 15' 11" x 7' 3" (4.85m x 2.21m)

Under-Croft 21' 11" x 16' 8" (6.68m x 5.08m) with limited head height

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators (boiler not in working order)

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

*Checked on <https://checker.ofcom.org.uk> 30.4.24 not verified

Council Tax: Band E. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/prance.remotest.mistaking>



Lounge Area



Garden



Garden



View towards Morecambe Bay



Side Aspect

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 and subject to the property being upgraded we estimate it has the potential to achieve £1000 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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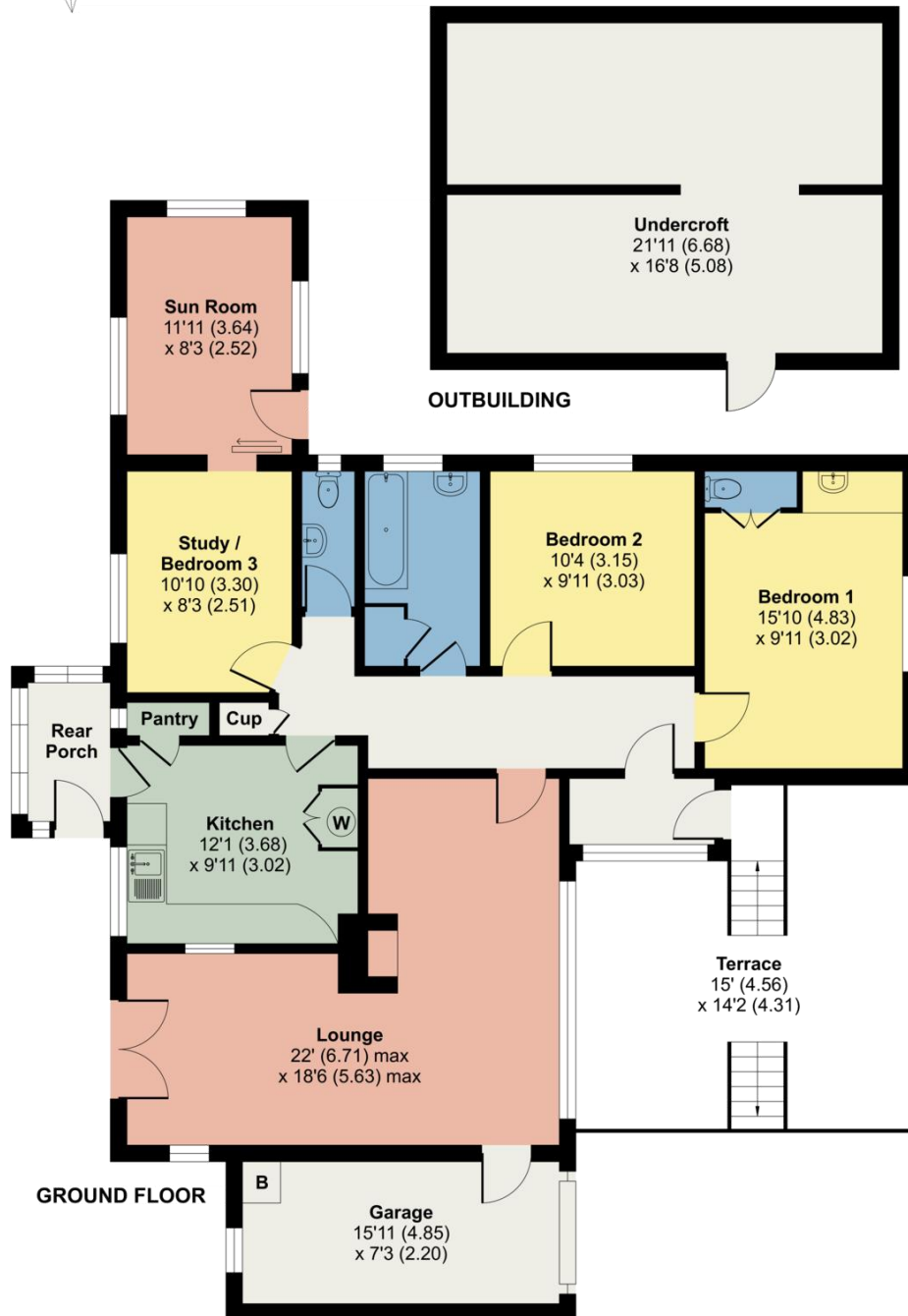
Approximate Area = 1174 sq ft / 109 sq m

Garage = 115 sq ft / 10.6 sq m

Outbuilding = 368 sq ft / 34.1 sq m

Total = 1657 sq ft / 153.7 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: 1117796

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