



# Grange-over-Sands

£450,000

Silver Mist, 6 Fellside Court, Grange-over-Sands, Cumbria, LA11 6BY

This spacious, Detached, Dormer Bungalow is quite a surprise! At the head of a little known, peaceful cul-de-sac in an elevated part of Grange over Sands and enjoying wonderful views towards Morecambe Bay.

Comprising Porch, Hallway, Lounge, Dining Room, Kitchen, 2 Bedrooms (1 En-Suite) and Bathroom to the Ground Floor. Spacious Landing, 2 Single Bedrooms, Study and Cloaks to the Second Floor. Attached Garage, Garden and Parking. Viewing is highly recommended.

No Upper Chain.

## Quick Overview

- Detached Dormer Bungalow - 4 Bedrooms
- 2 Receptions - 2 Bath/Shower Rooms
- Head of a peaceful cul-de-sac
- Delightful Bay Views
- Versatile layout
- Quiet, residential cul-de-sac
- Elevated situation
- Garage and Parking
- Terrace with views to Morecambe Bay
- Superfast Broadband speed 76mbps available\*



4



2



2



G



Superfast  
Broadband



Garage and  
Parking

Property Reference: G2942



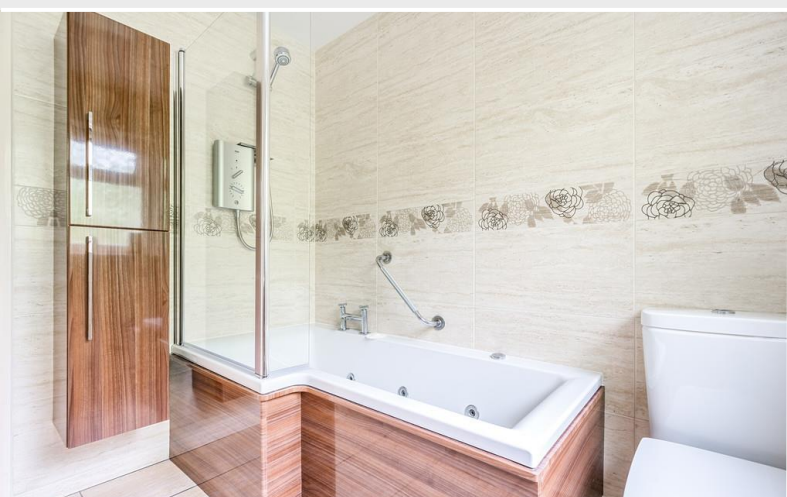
Lounge



Dining Room



Kitchen



Bathroom

**Description** Silver Mist is fabulous. A spacious, Detached Dormer Bungalow with versatile layout and scope to alter the First Floor if this would work better for you. This property will have a broad appeal and is ideal for a family, a downsizing/retiring couple (excellent guest accommodation upstairs), in-fact it could fit the bill for most! The house is well presented throughout and enjoys some lovely views towards Morecambe Bay and the coastline beyond.

The enclosed uPVC Porch leads into the Hallway. The Hallway is spacious and welcoming with generous cloaks cupboard. The Lounge is a well proportioned room with walk-in bay window providing delightful views towards Morecambe Bay and additional side window. Modern wall mounted electric fire. The Dining Room is well proportioned with bay window this time with charming country views and ample space for a chair or two. Under stairs cupboard, stairs to First Floor and open walkway to the Kitchen.

The Kitchen has a dual aspect with side and rear windows and is furnished with an extensive range of wooden wall and base cabinets with contrasting work surface and splash back tiling. Electric range oven, 1½ bowl stainless steel sink unit, integrated dishwasher and space for upright fridge freezer. Rear entrance door.

Bedroom 1 is a generous, well proportioned double Bedroom with large walk-in wardrobe and pleasant rear aspect enjoying country views. Door to En-Suite Shower Room having a 3 piece white suite comprising wash hand basin, shower and WC with complementary tiled walls. Bedroom 2 is a second double Bedroom with front aspect and lovely Bay views. The main Bathroom is modern with an 'L' shaped bath, WC and a wash hand basin on an attractive, gloss 'walnut' vanity and matching cabinet. Tiled walls and uPVC boarded ceiling.

From the Dining Room, the striking, bespoke staircase with unusual glass balustrades leads to the First Floor.

Currently there are 2 single Bedrooms, a large Landing, Study, Cloakroom and Store room. With a little imagination and a shuffle around here and there this could become a floor with 2 larger Bedrooms with Shower Room or perhaps a luxurious Master Bedroom with super views, wWalk-in Wardrobes and En-Suite. Perhaps it would be better for 'teens' to have their own space and homework room? Many possibilities.

Currently there is a Landing which is larger than average and has under eaves storage, space for a 'Study Nook' and large dormer window providing wonderful views towards Morecambe Bay. Bedrooms 3 and 4 are both generous Singles but with just a stud wall separating them, as previously mentioned, there is scope to create a double room. The Study has some reduced head height and window on the gable end which provides more delightful views. Off the Study is a tiled Cloakroom with WC and wash hand basin and further walk-in storage closet.



Dining Room



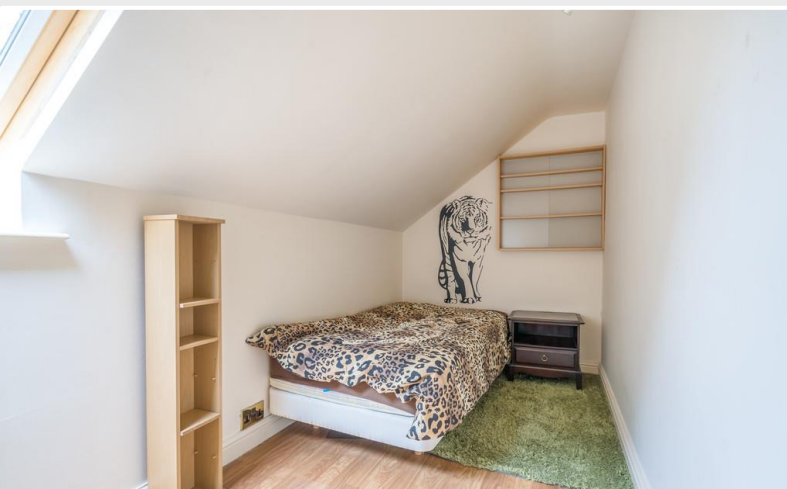
Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

The Garage has a metal up and over door, glazed pedestrian side door, power, light and water. Externally, Silver Mist enjoys low maintenance Gardens which lie largely to the front. There is a paved Verandah to the front, ideal for a chair or 2, to enjoy the view and catches the sun most of the day. There are several deep, well stocked and colourful flower borders on different levels and paved pathways lead around each side to the rear where there are charming, private, views to open fields, a raised vegetable bed and wooden Summer House.

**Location** Silver Mist is tucked away at the head of a peaceful residential cul-de-sac in an elevated position at the top of Grange over Sands. This desirable area is friendly and enjoys a super location to make the most of the views and with some lovely woodland walks from the doorstep - you can be at the top of Hampsfell in 30 minutes on foot. This popular Edwardian Coastal Resort has a variety of amenities including Medical Centre, Railway Station, Primary School, Library, Post Office and many individual award winning shops. Railway Stations at Kents Bank and Grange provide good communications to the rest of the country together with the M6 at Junction 36 some 20 minutes drive away.

From the centre of Grange, proceed up Grange Fell Road, past the library, towards Cartmel. After approximately ½ mile, as the road levels, turn right into Ashmount Road. Follow the road around bearing right and take the left turn into Fellside Court. Silver Mist, No.6 is at the head of the cul-de-sac.

**Accommodation (with approximate measurements)**

**Porch**

**Hallway**

**Lounge** 18' 10" x 14' 11" into bay (5.74m x 4.55m into bay)

**Dining Room** 16' 2" inc stairs x 10' 0" max (4.93m inc stairs x 3.05m max)

**Kitchen** 16' 6" max x 10' 0" max & 6' 11" min (5.03m max x 3.05m max & 2.11 min)

**Bedroom 1** 13' 1" max & 8' 7" min x 10' 10" (3.99m max & x 2.62m x 3.3m )

**En-Suite Shower Room**

**Bedroom 2** 13' 2" inc wardrobe x 10' 10" max (4.01m inc wardrobe x 3.3m min)

**Bathroom**

**Bedroom 3** 12' 9" x 5' 7" (3.89m x 1.7m)

**Bedroom 4** 12' 9" x 4' 10" (3.89m x 1.47m) with limited head height

**Study** 12' 3" x 5' 6" (3.73m x 1.68m) with limited head height

**WC**

**Garage** 14' 7" x 10' 6" (4.44m x 3.2m)

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

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



Views towards Morecambe Bay



Kitchen



Front Garden



\*Checked on <https://checker.ofcom.org.uk> 30.5.24 not verified

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



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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 – £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Fellside Court, Grange-Over-Sands, LA11



Approximate Area = 1358 sq ft / 126.1 sq m

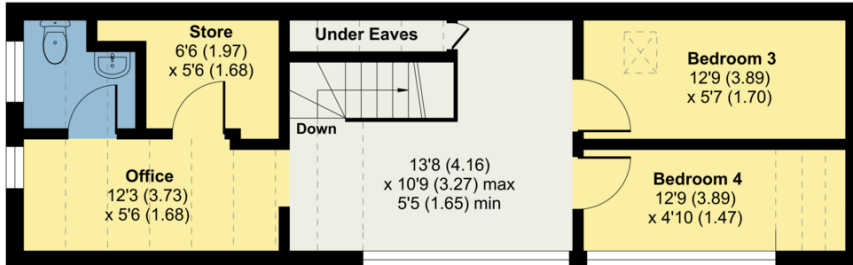
Limited Use Area(s) = 152 sq ft / 14.1 sq m

Garage = 149 sq ft / 13.8 sq m

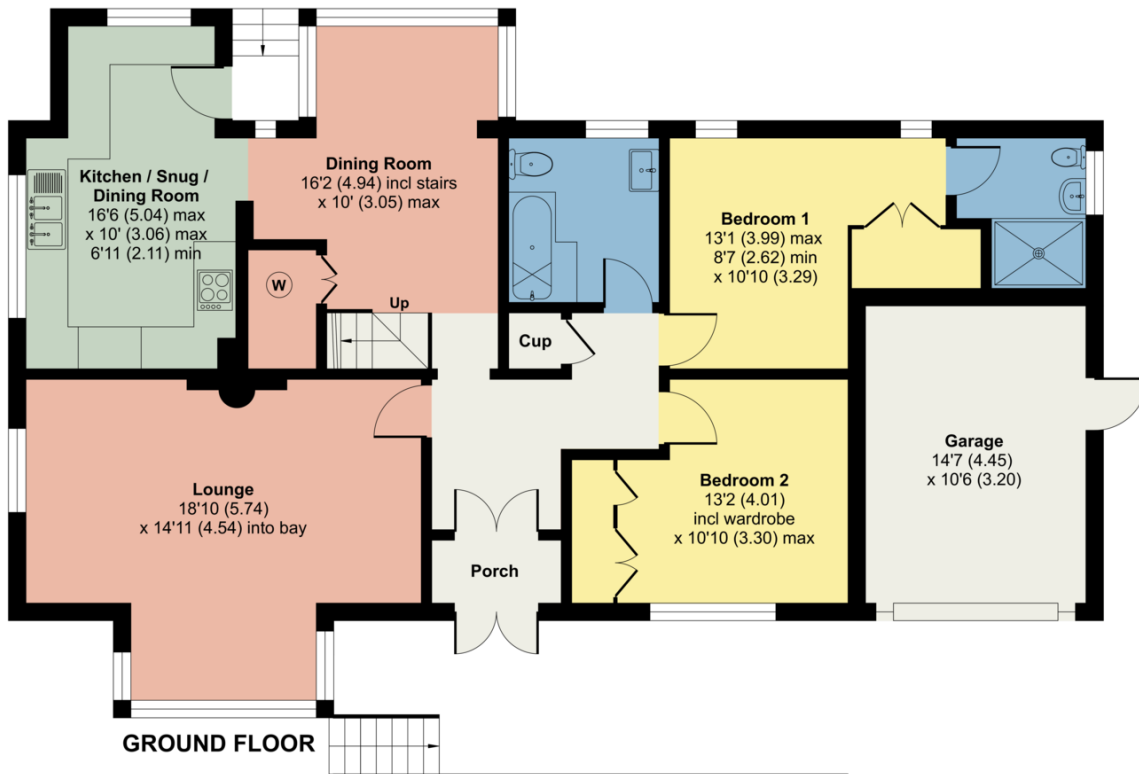
Total = 1659 sq ft / 154 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



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: 1146488

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