



## Grange-over-Sands

**£410,000**

Southern Hey, Fell Drive, Grange-over-Sands, Cumbria, LA11 7JF

This substantial, Detached 1920's property is spacious, light, conveniently located with some lovely sea views and attractive traditional features. Now ready for an update here and there - Southern Hey presents an exciting opportunity.

Comprising Dining Hall, Lounge, Kitchen, Utility Room, Boiler Room, Cloakroom, 4 Bedrooms (3 large doubles), Bathroom, WC, undeveloped Loft Room, Garage, Gardens and Parking. Viewing highly recommended.

### Quick Overview

Detached - 4 Double Bedrooms

2 Reception - 1 Bathroom

Lovely views towards Morecambe Bay

Traditional Features

Scope to Improve

Handy for the Primary School!

Garden

Gas central heating

Garage and Parking

Superfast Broadband speed 80mbps available\*



4



1



2



E



Superfast  
Broadband



Garage and  
Parking

Property Reference: G2955



Dining Hall



Lounge



Kitchen



Utility Room

**Description** Southern Hey is an impressive Detached Family Home boasting some wonderful traditional features such as original leaded windows, period doors, parquet flooring, high corniced ceilings to note just a few. The Kitchen and Utility room have double glazing, all the other rooms benefit from secondary glazing which can be lifted out (to clean). Typical of the period, the rooms are spacious and bright and there are views towards Morecambe Bay from 2 of the Bedrooms on the first floor. Although some areas of the home are relaxed, comfortable and inviting, others have been well loved for many years and could now perhaps benefit from a little updating. Indeed, the current owners have gone to the trouble of having plans drawn up to make some exciting internal alterations. Currently, however, the fundamentals are certainly there! Well arranged accommodation, pleasing views, manageable outside space and super, convenient location.

The main Entrance door is covered by an impressive sandstone canopy with columns and a date stamp of 1923! This door opens into the Entrance Hall - so spacious that it is definitely an additional Reception Room. Original parquet flooring to the edges, leaded glass windows with lovely, 'art deco' style brick fireplace (not in use), under stairs storage, attractive staircase, wooden panelling and picture rail - a lovely bright, atmospheric room. The Lounge is a very well proportioned, sunny room with dual aspect. Original leaded glass walk-in bay window, corniced ceiling and 'art deco' fireplace housing the open fire.

The Kitchen is spacious and well laid out enjoying a rear aspect and is furnished with an extensive range of light 'wood' wall and base cabinets with breakfast bar. Inset stainless steel sink, built-in ceramic hob and electric oven, integrated fridge and dishwasher. Internal window and sliding door to the Utility Room. Very spacious indeed, in fact, the size of the average kitchen. Recessed shelved cupboards, base units and sink. The Rear Lobby, Boiler Room and useful Cloakroom can be found off the Utility Room. External side entrance door. There is of course the possibility to rearrange the configuration here to create a larger Family Room with Kitchen for example and still have a Utility Room and Cloaks - whatever works for you!

From the Dining Hall the attractive feature staircase leads to the First Floor Landing which is also spacious with lovely, original doors leading to all rooms. Bedroom 1 is a generous double Bedroom with original double leaded glass window which provides a delightful view towards Morecambe Bay and the fells beyond. Access to the undeveloped Attic Room. Partially boarded with power, light and window - needless to say, this provides further opportunities too! Bedrooms 2 and 3 are doubles and Bedroom 4 is a good sized single room. Bedroom 2 has a raised corner bath! and enjoys views towards the Bay. Bedroom 3 has a useful bank of built in



Dining Hall



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

wardrobes and along with Bedroom 4, has a pleasing aspect to the front. The Bathroom is tiled and comprises pedestal wash hand basin, bath with shower over and airing cupboard. The separate WC is next door.

Externally there is a single Garage with up and over door, power and light. Parking is provided for 3-4 on the brick set driveway and single space to the front of the property.

The Garden is to the side and rear and has an area of level lawn and some pleasant mature plants and shrubs including a productive apple tree.

**Location** Located opposite the excellent Primary School, Grange over Sands also provides amenities such as Medical Centre, Post Office, Railway Station, Library, Shops, Cafes/Tea Rooms, the wonderful Edwardian Promenade and Ornamental Gardens. Approximately 20 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property proceed up Main Street to the mini roundabout and turn left along the Esplanade, just before the Fire Station on the left turn right into Fernhill Road. Follow the hill upwards and around to the left, where it becomes Fell Drive. Southern Hey can be found on the right hand side, opposite Grange Primary School.

What3words - <https://what3words.com/clincher.diets.tomb>

**Accommodation (with approximate measurements)**

**Dining Hall** 17' 10" max & 14'1" min x 13' 11" max (5.44m max & 4.30m min x 4.24m max)

**Lounge** 16' 8" max x 15' 1" (5.08m max x 4.6m)

**Kitchen** 15' 1" x 0' 0" (4.60m x 0m)

**Utility Room** 10' 11" x 8' 11" (3.33m x 2.72m)

**Boiler Room**

**Inner Lobby**

**Cloakroom**

**Landing**

**Bedroom 1** 18' 0" x 10' 5" (5.49m x 3.18m)

**Attic Room**

**Bedroom 2** 15' 0" x 12' 5" plus wardrobes (4.57m x 3.80m plus wardrobes)

**Bedroom 3** 13' 8" inc wardrobes x 10' 11" (4.17m inc wardrobes x 3.33m)

**Bedroom 4** 11' 0" x 6' 11" (3.35m x 2.11m)

**Bathroom**

**WC**

**Garage** 18' 11" x 11' 1" (5.77m x 3.38m)

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



Kitchen



Bedroom 2



Garden



Front Garden



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

\*Checked on <https://checker.ofcom.org.uk/> 05.07.24 not verified

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

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

**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 £1200 -£1300 per calendar month subject to some updating, decoration etc. 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  
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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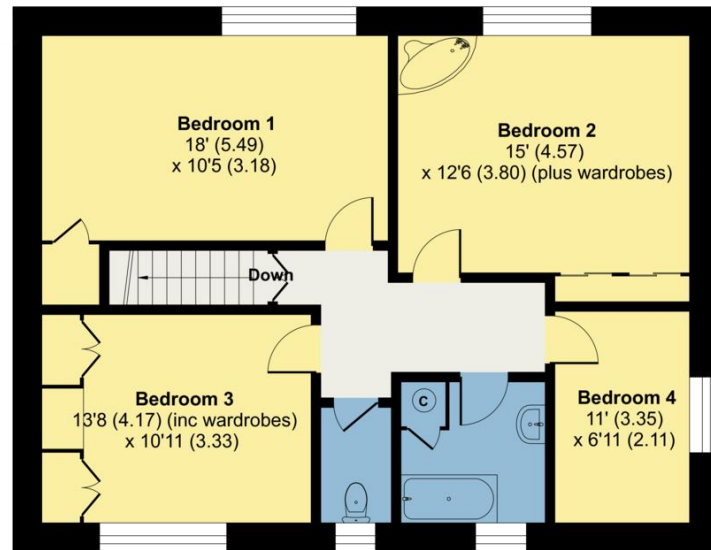
# Fell Drive, Grange-Over-Sands, LA11

Approximate Area = 1731 sq ft / 160.8 sq m

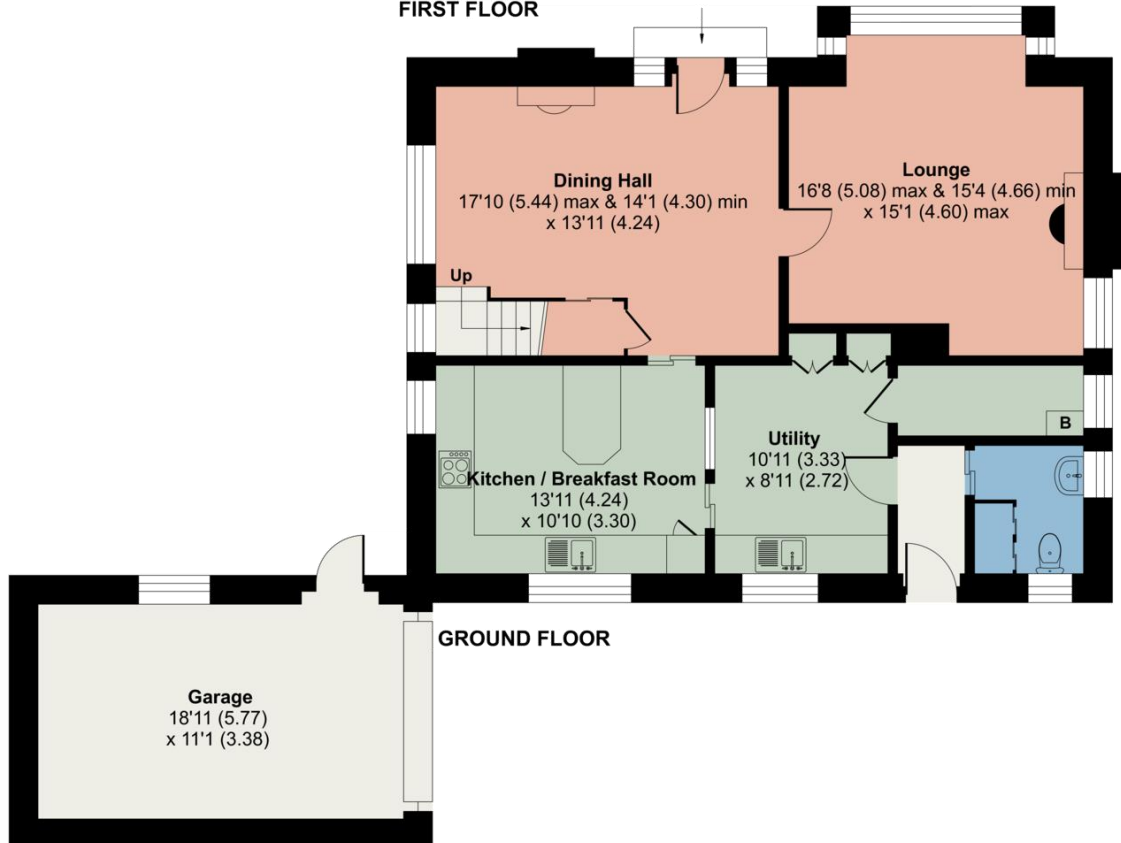
Garage = 212 sq ft / 19.6 sq m

Total = 1943 sq ft / 180.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1154609

A thought from the owners 'Southern Hey has been a fabulous family home that has huge potential! We have loved waking up to the views of Morecambe Bay. The house is cosy, light and bright!'

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