



## Grange-over-Sands

£435,000

Moorside, 5 Grange Fell Road, Grange-over-Sands, Cumbria, LA11 6BJ

What a beautiful property inside and out! Refurbished in 2020, this Detached True Bungalow has stunning gardens and wonderful views towards Morecambe Bay.

Comprising Hallway, Kitchen, Utility Room, Lounge/Dining Room, 2 Double Bedrooms, Bathroom, Summer House, Gardens and ample Parking. Early viewing is highly recommended.

### Quick Overview

Detached Bungalow - 2 Double Bedrooms  
 1 Reception Room - 1 Bathroom  
 Magnificent Gardens  
 Wonderful Bay Views  
 Immaculately presented  
 Convenient Location for Town  
 Lovely walks from the doorstep  
 Fabulous Summer House  
 Parking for 3 cars  
 Superfast Broadband 80 mbps available\*



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Superfast  
Broadband



Parking for 3 cars

Property Reference: G2958





Kitchen



Utility Room



Lounge / Dining Room



Dining Area

**Description** Moorside, is a real treat in all areas! Refurbished in 2020, it is immaculately and tastefully presented throughout, has spacious light rooms and stunning views towards Morecambe Bay. The accommodation is conveniently all on one floor, it is Detached, benefits from easy access to town and enjoys the most wonderful views to Morecambe Bay - no box left un-ticked and nothing to do (other than maintain the splendid Garden of course) !!

The current vendors have had very attractive cedar cladding added to much of the exterior which not only softens the edges, it also gives a charming European feel which subtly continues to the inside of this lovely property. The front door opens into the Hallway which is bright and welcoming with high level window. Useful storage cupboard housing the hot water cylinder and access to all rooms. Bespoke wall shelving.

The Kitchen has a large window to the rear with pleasing aspect into the pretty rear Garden and is furnished with a range of sleek, modern, 'European' style wall and base cabinets in a subtle, soft, duck egg blue with attractive white quartz work surface extending to the window sill, splash back and deep, inset sink. Built in 'NEFF' oven, microwave and induction hob. Integrated fridge, freezer and dishwasher. Striking 'art' radiator. Access to Dining area and Utility Porch. The Utility is very useful indeed with external stable door to the rear. Space for washing machine, tumble drier and additional freezer if required.

The Lounge/Dining Room is a wonderful versatile space, not just because of the extremely generous dimensions and sunny aspect, but because of the sublime views towards Morecambe Bay and the fells beyond, which hit you and stop your breath the moment you enter the room. The incredible Garden is suitably complimented by such a superb back drop. Remote controlled gas fire with polished stone surround and further, attractive, bespoke display shelving.

Both Bedrooms are well proportioned doubles with either delightful Garden or Bay views. Both have recessed wardrobes - Perhaps a possibility to create a 'Jack & Jill En-Suite if desired. The Bathroom is luxurious and feels like a Bathroom of dreams! Tiled with attractive mid 'stone' tiles, recessed ceiling spot lights and furnished with a contemporary white suite comprising walk in bath with shower over, low flush WC and twin, rectangular wash hand basins set onto a modern, high gloss wall mounted vanity unit. Very attractive, illuminated, circular mirrors above each sink.

The Garden, wow! If would be no surprise if we mentioned that a retired head gardener from a highly regarded local hotel lives here and created this Garden. The vision, hard work, passion, eye for detail and knowledge has absolutely paid off - it has to be seen to be appreciated. The main Garden is to the rear and any description cannot possibly do it full justice. Suffice to say that this enchanting Garden is





Lounge / Dining Room



Garden and View





Bedroom 1



Bedroom 2



Bathroom



Bathroom

broadly made up of several distinct yet natural 'sections' all cleverly designed, throughout and intricately planted with the most wonderful, colourful and fragrant plants, shrubs and bushes including an olive tree, yucca tree, holly bush, red robin bush, an abundance of hostas etc etc all built around several pergolas, gravelled pathways and lovely sitting areas. There is also a charming solar panelled water feature which trickles gently in the back ground. There is a timber Garden Shed/Workshop with power and light and a super 'Hobbit House' (Summer House) which is a very special place to sit and enjoy a glass of something chilled, the beautiful view, the peace and quiet and to admire your hard work after a satisfying day in the Garden - blissful. The Front Garden has not been forgotten and is planted with a no less impressive variety of established plants and shrubs with feature, low slate wall! Parking is provided for 3 vehicles on the private driveway.

**Location** 5 Grange Fell Road is tucked away privately off Grange Fell Road and makes the most of the superb views on offer. A short walk will deliver you in to the town centre and amenities such as Railway Station, Medical Centre, Library, Post Office, Shop, Cafes & Tearooms. The picturesque Edwardian Promenade, Band Stand and lovely Ornamental Gardens are all within easy reach too. Up the hill will take you to the local Primary School. Just 20 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere, Grange is very conveniently located.

To reach the property proceed up Main Street bearing right at the mini roundabout. Follow the short one way system to the 'T' junction and go straight ahead in to Grange Fell Road. Go past Highfield Road on the left and as the road levels, Moorside can be found on the left hand side.

What3words.

<https://what3words.com/eyelid.fabric.clockwork>

**Accommodation (with approximate measurements)**

**Hall**

**Kitchen** 19' 3" max x 8' 7" max (5.87m max x 2.62m max)

**Utility Room** 6' 6" x 6' 4" (1.98m x 1.93m)

**Lounge** 16' 6" x 14' 2" (5.03m x 4.32m)

**Dining Room** 10' 10" x 7' 5" (3.3m x 2.26m)

**Bedroom 1** 13' 5" x 12' 1" (4.09m x 3.68m) inc wardrobes

**Bedroom 2** 12' 4" x 12' 2" (3.76m x 3.71m)

**Bathroom**

**Summer House** 7' 10" x 7' 10" (2.39m x 2.39m)

**Garden Shed** 9' 8" x 7' 8" (2.95m x 2.34m)

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





Bedroom 1



Bedroom 2





Garden



Patio and Garden



External

**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 £900 - £950 per calendar month. For further information and our terms and conditions please contact our Grange Office.



## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



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



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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

# Grange Fell Road, Grange-Over-Sands, LA11

Approximate Area = 1070 sq ft / 99.4 sq m

Outbuildings = 130 sq ft / 12 sq m

Total = 1200 sq ft / 111.4 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/cheom 2024. Produced for Hackney & Leigh. REF: 1154059

A thought from the owners...**“The home is very light with wonderful views over the bay with a great flow”**

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