



## Grange-over-Sands

£500,000

Meadow Cottage, Thornfield Road, Grange-over-Sands, Cumbria, LA11 7DR

This stunning, well presented, contemporary 4 Bedroom Detached Family Home is stylish throughout with some lovely views towards Morecambe Bay.

Comprising Hallway with Shower Room off, Lounge, Dining Room, splendid Kitchen, 4 Bedrooms Bathroom and Loft Room. Super Gardens with Outdoor Office and off road Parking. Viewing is essential to appreciate this special home.

### Quick Overview

Detached - 4 Bedrooms  
 2 Receptions - 2 Bath/Shower Rooms  
 Edge of town location  
 Lovely views over the Garden towards the Bay  
 from the First Floor  
 Large external Office/Gym  
 Modern and stylish  
 Excellent outdoor space  
 Envious Kitchen extension  
 Parking for 3 cars  
 Superfast Broadband available\*



4



2



2



D



Superfast  
Broadband



Parking for 3  
cars

Property Reference: G2986



View towards Morecambe Bay

**Description** Meadow Cottage is a lovely Detached Family Home with spacious and light accommodation. The layout is both practical and versatile, the presentation is attractive, modern and tasteful and there are some wonderful views towards Morecambe Bay. There is also an enviable, air conditioned, outdoor Office/Gym included in the sale, superb outdoor space .....we could go on but you really must see for yourself! Having done such a wonderful job on this property the vendors feel it is now time to try another project. This property will certainly appeal to the Family Buyers but would also be more than suitable for a couple!



Entrance Hall

The first clue of what is to come inside is from the lovely, dark grey contemporary front door which opens into the Hallway which is very inviting indeed. Spacious and light with lovely high gloss, large tiled floor, small understairs cupboard and 'oak' doors to further rooms. A clever, bi-fold 'oak' door leads to the useful Ground Floor Shower Room with a white suite comprising corner shower enclosure, WC and small wash hand basin on a vanity unit. Recessed ceiling spot lights and complementary white subway tiling.

The front Reception Room is currently arranged as the Dining Room with shuttered bay window, 'Brazilian Slate' tiled floor and open fire with painted surround and striking black and white tiles. The Lounge is to the rear with equally attractive décor, walk-in square bay window with glimpses towards Morecambe Bay through the trees. Beautiful, modern, recessed, glass fronted fire with recesses for TV and sound bar.



Dining Room

The Kitchen, designed and installed by Atlantis Kitchens, is a real crowd pleaser! Definitely the hub of this home. The large, white gloss floor tiles continue through this room giving a feeling of space. Furnished with a very attractive range of sleek, navy, 'matte' wall and base cabinets with brass accents and stunning 'Dekton' white marble effect work-surface which work perfectly together. Inset 1½ bowl 'Franke' sink with 'Quooker' hot tap. Integrated 'NEFF' dishwasher and 'NEFF' oven and microwave. Superb central Island housing the gas hob with ceiling extractor over and Breakfast Bar with seating for four. 2 matching upright radiators. Space for American style fridge freezer and matching double height cabinets either side, 1 housing the washing machine and tumble drier (not included). Bi-fold rear doors lead out into the Garden and a door leads to Bedroom 4/3rd Reception Room. Currently utilised as a Bedroom with recessed store cupboard housing the gas central heating boiler and French doors to the Garden.

The attractive staircase leads to the First Floor where there are 2 Double Bedrooms both with dual aspects which provide some lovely views towards Morecambe Bay. Bedroom 3 is the smallest yet still a sizeable single room with front aspect and clever ceiling height shelf storage. The Bathroom has a 3 piece modern suite comprising bath with waterfall style shower over and hand held shower, wall hung basin and WC. Complementary 'Brazilian Slate' tiled walls and floor, underfloor heating, recessed illuminated shelf and wall hung storage cabinet.



Lounge

On the Landing there is a loft hatch with wooden pull down ladder that leads to a carpeted room which could be suitable for a variety of uses but possible further development if desired (subject to the relevant consents). Currently utilised as a Cinema Room with electrics, internet and aerial points.

Outside, to the rear is the main Garden which is super. There are 2 good sized, sunny Patio areas with a section of artificial grass. The Garden is low maintenance but could certainly be developed for the green fingered buyers. Small wooden storage shed. The Super Outdoor Home Office is the cherry on top. This modern, stand alone building was created in 2019 and is currently utilised as a Home Office/Gym and has air conditioning, electric heating and wired internet. To the front



Lounge



Kitchen



Kitchen



Bedroom 4



Bedroom 3



Bathroom

there is Parking for 3 vehicles together with EV charge point.

**Location** The property is conveniently situated for a short level walk into the Town Centre and to the picturesque Edwardian Promenade. Grange is a small seaside town with a friendly community and amenities such as Medical Centre, Railway Station, Library, excellent Primary School, Convenience Stores, Cafes and Tea Rooms, approximately 20 minutes from junction 36 of the M6 motorway and a similar distance from the base of Lake Windermere.

To reach the property turn left along The Esplanade at the mini roundabout at the top of Main Street. Take the first left turn into Thornfield Road after passing the Fire Station and Meadow Cottage can be found towards the bottom of the road on the right hand side.

What3words. <https://what3words.com/poodle.panting.expecting>

**Accommodation (with approximate measurements)**

- Entrance Hall
- Shower Room
- Dining Room
- Lounge
- Kitchen
- Bedroom 4/Reception 3
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Office
- Garden Store

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

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

\*Checked on <https://checker.ofcom.org.uk/> 03.09.24 not verified

**Conservation Area:** This property is located within Grange Conservation Area.

**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 £1000 - £1100 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Office/Gym



Garden

Request a Viewing Online or Call 015395 32301

## 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-

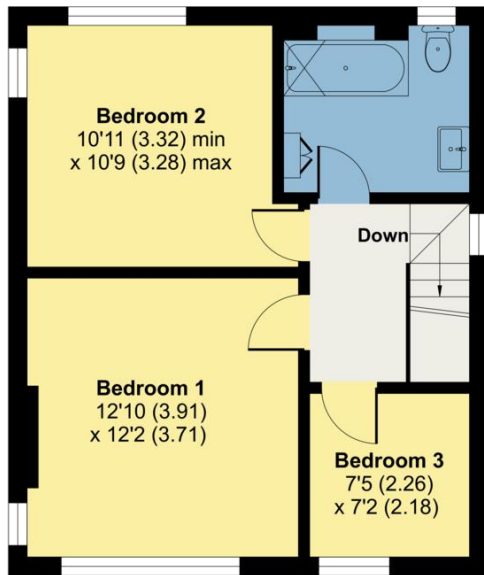
# Thornfield Road, Grange-Over-Sands, LA11

Approximate Area = 1337 sq ft / 124.2 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 1484 sq ft / 137.8 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). © n/checom 2024. Produced for Hackney & Leigh. REF: 1183935

A thought from the owners - We have loved living in this property; the views over the bay are stunning and constantly changing. Having the Promenade, local shops and doctors' surgery so close have been a real bonus too! Its a very quiet road with really thoughtful and kind neighbours that have become our friends...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 12/09/2024.

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