



Fox Rock Allithwaite Road, Grange-Over-Sands

£825,000





Fox Rock Allithwaite Road

Grange-Over-Sands

A fabulous, well proportioned four bedroom house with far reaching views across the bay pleasantly situated in the area of Grange-over Sands. The property is convenient for the many amenities available within the historic seaside town which include a range of shops, cafes, a well renowned butchers and the extensive traffic free Promenade. The property is also convenient for both Grange-over-Sands and Kents Bank railway stations and offers easy access to the Lake District National Park and M6 Motorway is via the A590 at Lindale.

Nestled in a tranquil residential area, this charming 4-bedroom detached house offers the perfect family retreat. From the moment you approach the property, the stunning far-reaching views out across the bay capture your attention. The interior boasts a harmonious blend of character and modern conveniences, with three reception rooms including a sitting room, dining room, and a delightful garden room providing ample space for entertaining or relaxation. The light and airy kitchen is a focal point of the home, with many integrated appliances and features access to the utility room, store room, and garage. The four double bedrooms accommodate all family members comfortably, while two family bathrooms and three separate toilets cater to practical needs. Part double glazing and gas central heating ensure year-round comfort.

Outside, beautiful gardens envelop the property, offering lush lawns, established trees, hedges, and ample flower beds for gardening enthusiasts. A patio seating area at the rear provides a tranquil spot to enjoy the breathtaking views, while additional brick-paved space adjacent to the garage offers potential for extra driveway parking or outdoor storage. To the front, a second patio seating area welcomes you with space for garden furniture and potted plants. Parking is a breeze with ample driveway space suitable for up to 5+ vehicles, making hosting guests a stress-free affair. Beyond the property, a sizeable piece of land bordered by hedges presents further privacy and potential for cultivation, creating a verdant haven for growing fruits and vegetables.

- Charming detached family home
- Stunning far reaching views out across the bay
- Three reception rooms with a sitting room, dining room and a garden room
- Located in a quiet residential area
- Kitchen with access to the utility room, store room and garage
- Beautiful gardens to all sides
- Four double bedrooms accommodate for all the family
- Part double glazing and gas central heating
- Two family bathrooms and three separate toilets
- Garages and ample driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND G

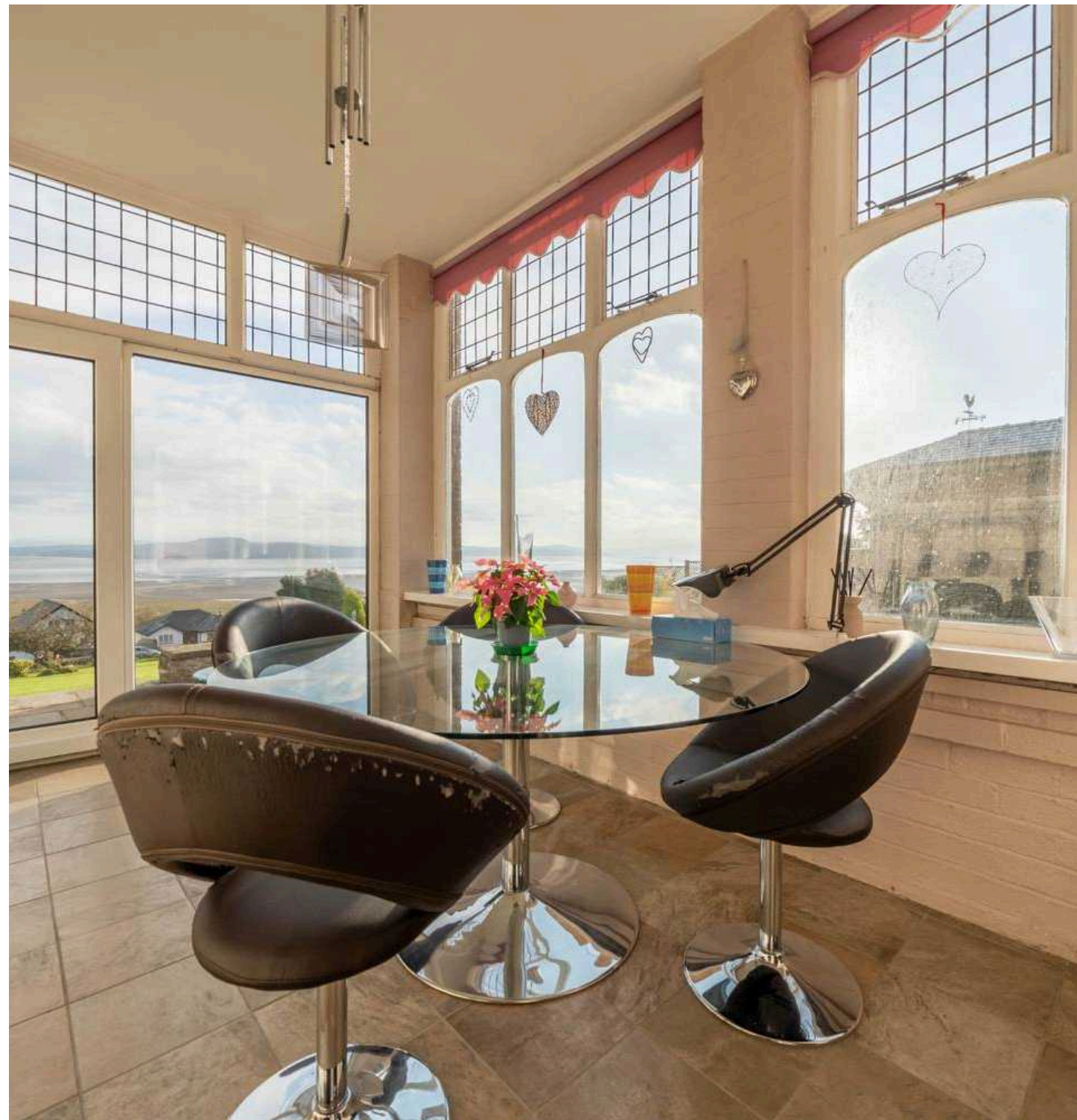
TENURE: FREEHOLD

DIRECTIONS

Coming out of Grange on way to Allithwaite, pass the nursing home and keep going up the hill, bear to the right and then bear the left, right there there is a ginel, carry on down the road to find Fox Rock on the left.

WHAT3WORDS: bakes.cakes.laminated

IDENTIFICATION CHECKS: Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR

PORCH

8' 11" x 5' 0" (2.71m x 1.52m)

ENTRANCE HALL

19' 9" x 16' 8" (6.01m x 5.07m)

SITTING ROOM

19' 11" x 15' 11" (6.06m x 4.85m)

DINING ROOM

17' 11" x 15' 10" (5.46m x 4.82m)

KITCHEN

16' 8" x 9' 7" (5.07m x 2.91m)

GARDEN ROOM

13' 6" x 9' 5" (4.12m x 2.88m)

STUDY

14' 8" x 12' 7" (4.48m x 3.83m)

UTILITY ROOM

11' 10" x 9' 10" (3.60m x 2.99m)

DOWNSTAIRS TOILET

7' 1" x 3' 3" (2.17m x 0.98m)

DOWNSTAIRS TOILET

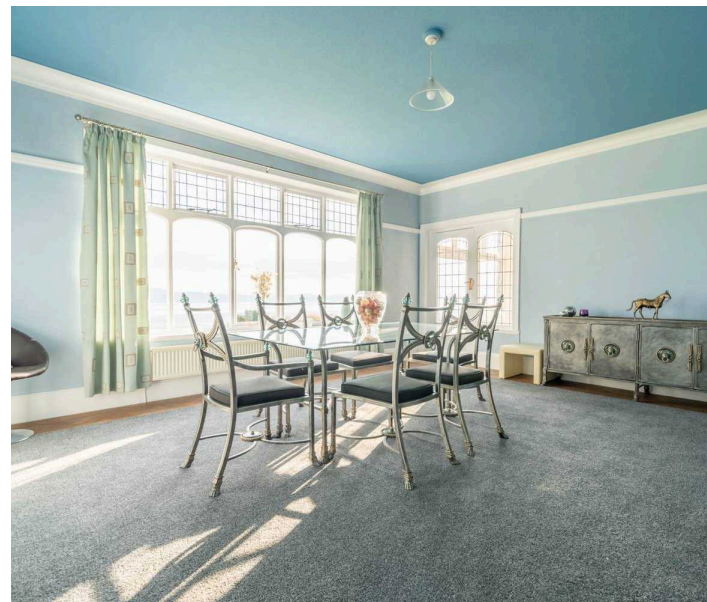
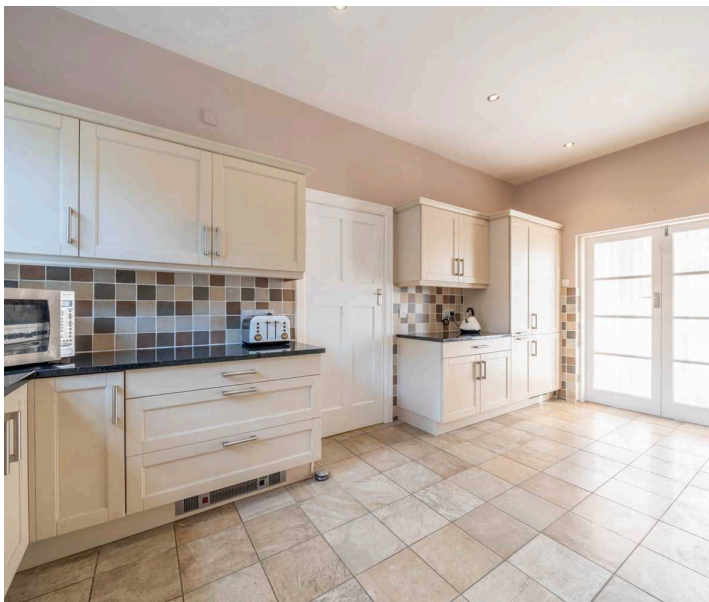
6' 7" x 5' 7" (2.01m x 1.69m)

INNER HALLWAY

12' 5" x 4' 9" (3.78m x 1.46m)

STORE

9' 7" x 8' 5" (2.91m x 2.57m)



FIRST FLOOR

LANDING

16' 9" x 10' 2" (5.11m x 3.10m)

BEDROOM

19' 8" x 15' 9" (6.00m x 4.80m)

BEDROOM

17' 10" x 15' 9" (5.44m x 4.80m)

BEDROOM

17' 3" x 14' 4" (5.27m x 4.37m)

BEDROOM

12' 11" x 11' 5" (3.94m x 3.48m)

STUDIO

15' 0" x 7' 2" (4.57m x 2.18m)

BATHROOM

13' 0" x 4' 8" (3.97m x 1.41m)

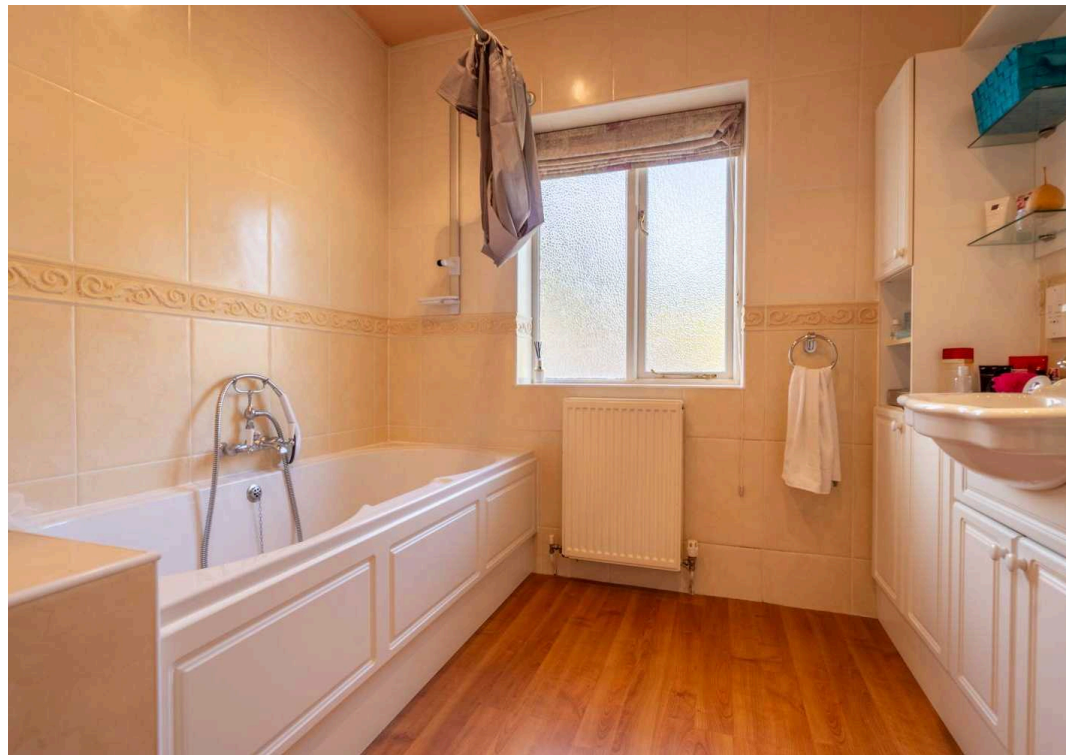
BATHROOM

9' 9" x 8' 2" (2.98m x 2.50m)

UPSTAIRS TOILET

6' 1" x 3' 11" (1.85m x 1.20m)









THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.