



## Grange-over-Sands

£450,000

The Wedge, Charney Well Lane, Grange-over-Sands, Cumbria, LA11 6DB

Form an orderly queue! The Wedge will command a lot of interest - it is just gorgeous! This Semi-Detached upside down property has exceptional Bay views, is very convenient to town and neatly presented throughout.

Comprising Hallway, Cloakroom, Lounge/Dining Room, Kitchen, 3 Double Bedrooms, Bathroom, Balcony, Parking and Garden. Early viewing is highly recommended.

### Quick Overview

Magnificent Bay Views

Wonderful Balcony

Stunning walks close by

Bright, sunny and airy

Close proximity to town

Semi-detached with 3 Double Bedrooms

Neatly presented throughout

Parking and Garden

No upper chain

Superfast Broadband available\*



3



2



1



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Superfast  
Broadband

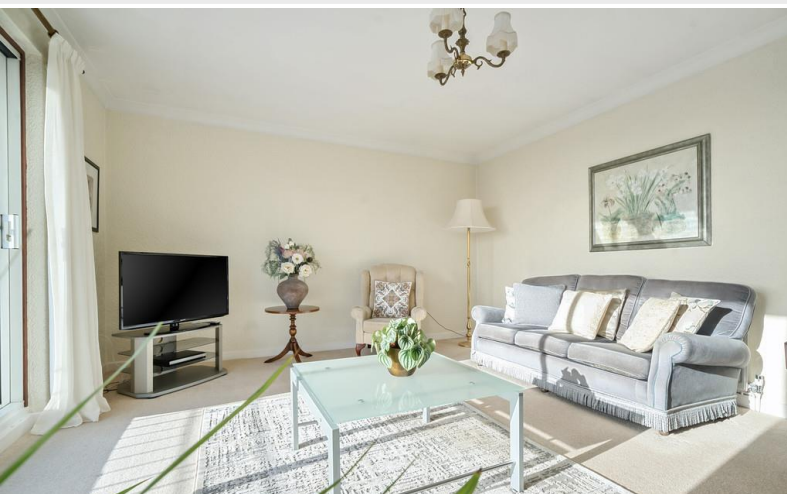


2 Car Parking  
Spaces

Property Reference: G3005



Kitchen



Lounge/Dining Room



Lounge/Dining Room



View towards Morecambe Bay

**Description** This property is one of those properties that doesn't come along very often. When we say form an orderly queue we really mean it! There are so many positives with this property, it most definitely has that warm, welcoming and comfortable feeling throughout. The first most obvious wonderful plus are the views. Incredible, sublime, calming, fascinating, enviable, breath-taking views. Not just of the ever changing, stunning sands of Morecambe Bay but of the lovely town too - a complete contrast. Should you ever feel yourself tired of the beautiful, relaxing sea view then you can slightly turn your head to take in the fascinating every day life of the bustling town. We are told that at night these views are just as wonderful but in a different, light twinkling way. Added to the views is the location. Perfect for a short stroll in to town and ideal to enjoy the woodland and fell walks from the doorstep.

The property itself is presented in a lovely condition with pleasing neutral décor and has been owned and much loved by the current family for nearly 40 years! It is now very reluctantly offered for sale - houses on this particular road do not come to the market very often.

The front door opens into the Hallway which is light and airy with a direct sight line through the Hall and Lounge to the view! Useful cloakroom with white WC, wash hand basin and frosted window. Bedroom 3/Former Garage is located on this floor which is ideal for those looking for bungalow living. It is a spacious double with large window and fitted cupboard. The 'L' shaped Lounge/Dining Room is a most impressive spacious and light room with 2 large picture windows providing the most wonderful views over the town towards Morecambe Bay and the fells beyond. Simply incredible views which change by the hour - chairs by these windows are essential and it would be with great reluctance having to move! The room is easily large enough to accommodate both living and dining furniture. Sliding doors lead out on to the superb balcony - a perfect, sunny spot to enjoy morning coffee or evening drinks or simply those views!

The Kitchen has an open window to enable it to enjoy those wonderful views too - a very clever idea! Furnished with a range of older style wall and base cabinets with coloured sink and side aspect. Plumbing for dishwasher and space for under-counter fridge and oven.

From the Hallway the return stairs lead down to the Lower Hall with large side window and under-stairs storage cupboard. There is a very useful bank of storage cupboards to one side (1 houses the hot water cylinder) and super Utility Cupboard with plumbing for washing machine.

Bedroom 1 is a wonderful, sunny and well proportioned double Bedroom with a range of fitted furniture. A door and steps lead out to the Patio and Garden and there are more wonderful Bay and town views. Bedroom 2 is another generous double Bedroom with similar delightful views. Finally the modern Shower Room with attractive part tiled walls and a 3 piece white suite comprising shower enclosure, fitted basin and low flush WC.

Outside is a charming, sunken 'secret' garden area which enjoys a good level of privacy and is really pretty - situated just outside the front door. The main Garden is to the rear where the best of the views can be enjoyed. There is a paved Patio and then steps and



View over the town towards the Bay



Lounge/Dining Room



Bedroom 3



Bedroom 1



Bedroom 2



Shower Room

pathways lead down through the attractive, well established plants and shrubs to the bottom. The Garden is a delight and very well tended currently but this is the type of garden that can almost take care of its-self! Needless to say, with this lovely property, views can even be enjoyed from here! Parking is provided for two vehicles on the tarmac driveway.

**Location** The popular and friendly Edwardian town of Grange over Sands is highly regarded by locals and holiday makers alike. It is well served by amenities and these include Primary School, Medical Centre, Library, Post Office, Railway Station, local Shops, Cafes and Tea Rooms. The picturesque mile long Promenade, Ornamental Gardens and Band Stand are not to be forgotten either. The M6 Motorway at Junction 36 is some 15-20 minutes drive away.

To reach the property proceed up the Main Street bearing right at the mini-roundabout into the 'One Way' system. At the crossroads turn right and then left into Hampsfell Road, turn left again into Charney Well Lane. The Wedge is part way up on the left hand side just after 'The Clock' sign. Alternatively at the crossroads go straight ahead into Grange Fell Road and take the 4th right into Eden Mount Road and at the top of the road turn right into Charney Well Lane. The Wedge is a short way down the hill on the right hand side.

What3words - <https://what3words.com/images.local.soaps>

**Accommodation (with approximate measurements)**

Hallway

Cloakroom

Bedroom 3 15' 3" x 9' 4" (4.65m x 2.84m)

Lounge/Dining Room 26' 9" max x 13' 4" max (8.15m max x 4.06m max)

Balcony 10' 2" x 4' 9" (3.1m x 1.45m)

Kitchen 10' 4" x 10' 3" (3.15m x 3.12m)

Bedroom 1 14' 5" x 13' 6" (4.39m x 4.11m)

Bedroom 2 11' 10" x 11' 3" max (3.61m x 3.43m max)

Shower Room

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

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

**Council Tax:** Band C. 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.



Patio



View towards Morecambe Bay



Rear Garden and View

Request a Viewing Online or Call 015395 32301

## 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**



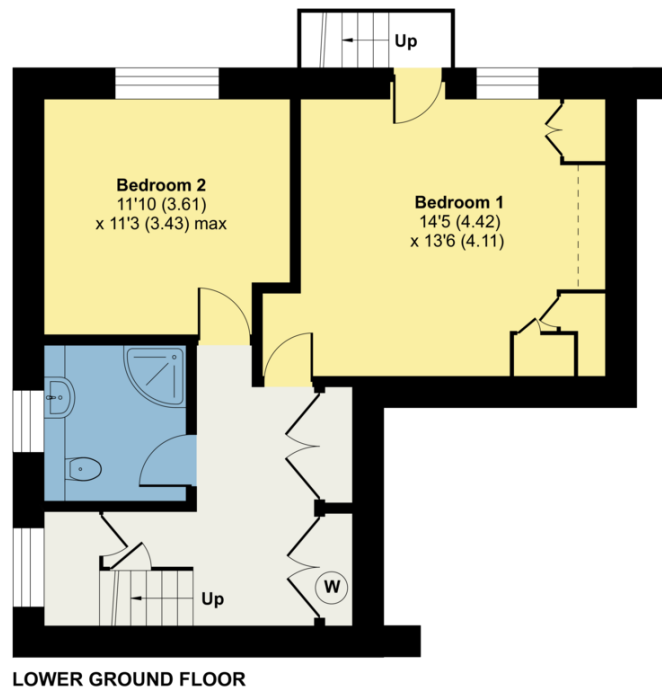
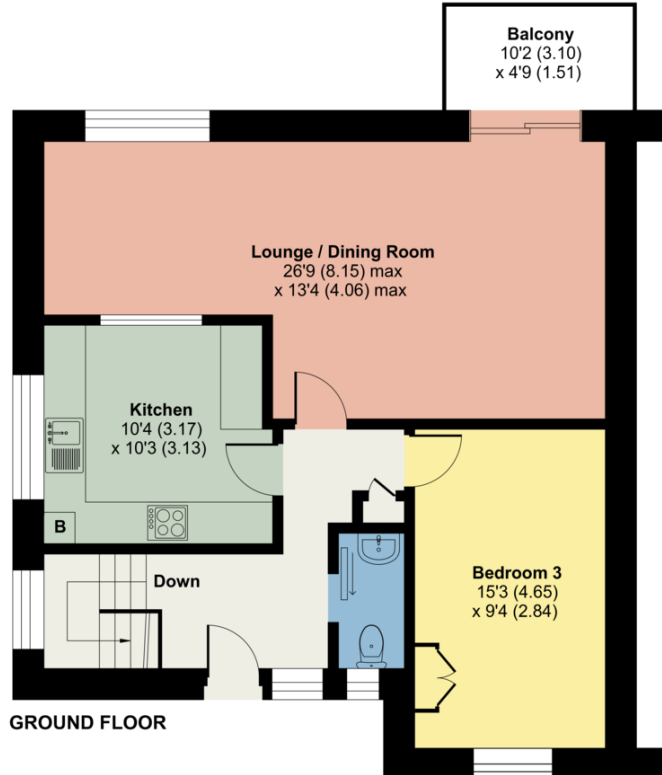
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# The Wedge, Charney Well Lane, Grange-Over-Sands, LA11

Approximate Area = 1257 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2024. Produced for Hackney & Leigh. REF: 1211017

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