



**HACKNEY
& LEIGH**
Sales



Master Suite



Bedroom 3



Bedroom 4

Franley Fold

£965,000

Franley Fold
53b Carter Road
Grange-over-Sands
Cumbria
LA11 7AG

Looking for a luxurious, stunning, contemporary Detached Family Home then this spectacular New Build is the one for you.

Approaching completion this fabulous traditionally built Home is over 3 floors with 4 Bedrooms, 3 Bathrooms, extensive Lounge, excellent Kitchen with integrated appliances, Utility Room, and Cloakroom. Double Garage, Ample Parking and Garden. Finally Views, Views, Views!

This property is one to be viewed!

Description: This property is very special and unique and we will do our best with the description! This wonderful property is very attractive indeed, built of traditional construction with slate roof, an incredible 11m balcony spanning the front at first floor level making the very most of the sublime Bay views. Attractive and efficient aluminium, 'anthracite' double glazed windows, uPVC fascias and guttering, underfloor gas central heating with individual thermostats in all rooms, CCTV and alarm and finishing touches such as chrome switches and sockets, 'oak' doors and floorings and TV and charging points in all rooms are just the tip of this fabulous iceberg.

Franley Fold, really does have to be one of the finest we have ever had the pleasure of selling. Seeing is believing and once you do you will surely be blown away by the luxury, contemporary feel, situation, views, tranquility, space, light and attention to detail. For the cherry on the cake you don't have any maintenance worries either because its a new build! Could it actually get any better?

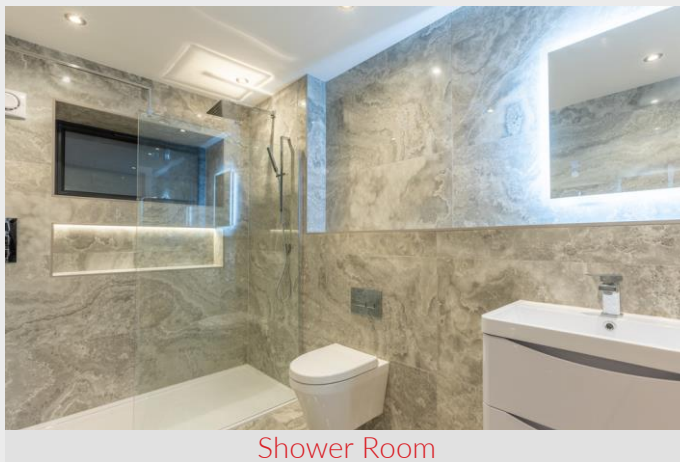
The impressive Entrance Hall (with enviable, secure, modern door) welcomes you as soon as you enter and the first thing you cannot help but notice is the stunning, bespoke, solid Oak and steel 'floating' stair case with glass balustrade - a real thing of beauty! Attractive 'Oak' flooring and doors to Integral Garage and Ground Floor rooms. There are 2 well proportioned Double Bedrooms both with fitted/recessed wardrobes, 1 with good views towards Morecambe Bay and the other with French doors to the side. There is a spacious and contemporary Shower Room on this level with beautifully tiled walls and floor and a 3 piece white suite comprising double shower, basin and WC.

The beautiful staircase leads to the First Floor. The landing is spacious and airy with sliding doors inviting you to step out on to the wonderful Balcony to enjoy the panoramic view of the ever-changing sands of Morecambe Bay. Separate WC and Study/Office, ideal for the home-worker. The Lounge has impressive dimensions, full depth with 'Ted Todd' engineered oak floor. Sliding doors to the rear which lead to the enticing paved Patio and Garden. Sliding doors to the front with full height windows above leading to that incredible Balcony where more sea views can be marvelled at!

Across the Landing is the Dining Kitchen - a Kitchen of dreams! Spacious and extremely light with 2 sets of sliding doors, one to the lovely paved rear Patio and the other to the super Balcony with splendid views. This fabulous space can accommodate both kitchen and dining furniture with ease. The Kitchen is superb with modern, high gloss white wall and base cabinet with complementary quartz/granite work surface with integrated fridge, freezer and dishwasher. NEFF fan oven and microwave/oven.



First Floor Landing



Shower Room



First Floor Landing



Lounge



Dining Kitchen



Lounge

The excellent large central island with induction NEFF hob with inset extractor and quartz wrap-around worktop is the heart to this room. Inset ceiling spot lights and complementary tiled floor. Door to Utility Room with quartz/granite worktop with inset sink and space under for washing machine and tumble drier. Illuminated storage cupboard ideal for boots and coats. Tiled floor and rear entrance door.

From the First Floor Landing the solid Oak and glass staircase continues to the Second Floor. This is the perfect space for a chaise lounge to relax, read a book, enjoy the view, peace etc. On this level there are 2 magnificent Bedroom suites. The

Master Suite is of exceptional proportions with full height floor to ceiling windows providing further breath-taking views of the beautiful Morecambe Bay and the fells beyond. Under eaves storage - ideal shoe cupboard!!!! Dressing Room with ample space for wardrobes, shelving, drawers etc and finally the En-Suite 4 piece Bathroom. Wow, huge! Comprising deep, free standing bath, double shower enclosure, wash basin and WC. Complementary tiled walls and floor, inset ceiling downlights, illuminated wall mirror with bluetooth. The second suite is also of large proportions with spacious double Bedroom with dormer window. Dressing Room with ample space for wardrobes etc and En-Suite 4 piece Bathroom with

free-standing deep bath, double shower enclosure, WC and basin.

Double Garaging with 2 remote controlled up and over doors. Ample space for 2 cars, plus work space if required. Wall mounted gas central heating 'combi' boiler, hot water cylinder and Zilmet water pressure system. Power and light. Internal door to Hallway. Parking for several cars on the beautiful block set driveway. The Garden is slightly sloping and is mainly laid to lawn with 2 substantial deciduous trees. Thoughtfully, the developer has left this part very much as a blank canvas, (aside from the beautiful old trees) ready to



Dining Kitchen



Utility Room



Master Suite

landscape and personalise by the new owners and to make it work perfectly for them and their needs. There is a good sized, paved patio area directly outside the Lounge and Kitchen which is ideal for outdoor drinks and dining. Wide paved steps to the side lead down to the front of the property.

No wasted space here! There is a 'covered passage' running the width of the property to the rear underneath the patio. Ideal storage or perhaps to dry washing on a rainy day.

Location: This sought after area of Grange is well known for its peace and quiet and in this case views!

Approx 1 mile from the centre Grange over Sands town centre. Grange is a popular and friendly seaside town which is well served by amenities such as Primary School, Medical Centre, Post Office, Library, Shops, Cafes/Tearooms, choice of Railway Stations and not forgetting the Ornamental Gardens, Band Stand and picturesque Edwardian, mile long, level, Promenade. Approx 20 minutes from the M6 Motorway and a touch further to the inner Lake District Grange is also very conveniently placed!

To reach the property proceed out of Grange in the direction of Allithwaite. Proceed past the Fire Station on the left, up 'Risedale' Hill passing the 'pink' nursing home on the right and then turn left into Carter Road. Keep left (as the road bears right into Kentsford Road) dropping down the hill and take the sixth left turn into the private drive/lane. Franley fold is the last house on the left

What3words

<https://what3words.com/cuddling.guru.discusses>

Accommodation (with approximate measurements)

Spacious Entrance Hall

Bedroom 3 16' 4" x 13' 10" inc wardrobe (4.98m x 4.22m inc wardrobe)

Bedroom 4 17' 1" x 13' 9" inc wardrobe (5.22m x 4.20m inc wardrobe)

Shower Room

First Floor

WC

Study/Office 9' 2" x 4' 8" (2.79m x 1.42m)

Lounge 27' 11" x 16' 4" max (8.51m x 4.98m max)

Balcony 37' 3" x 5' 0" (11.35m x 1.52m)

Dining Kitchen 23' 5" x 19' 7" max (7.15m x 5.97m max)

Second Floor

Master Bedroom 21' 5" max x 18' 2" (6.53m max x 5.54m)

Dressing Room 11' 3" max x 9' 7" (3.43m max x 2.92m)

En-Suite Bathroom

Bedroom 2 16' 4" x 12' 0" (4.98m x 3.66m)

Dressing Room 19' 6" x 4' 10" (5.94m x 1.47m)

Integral Double Garage 22' 9" x 19' 7" (6.94m x 5.99m)

Services: Mains electricity, gas, drainage and water.
Underfloor gas central heating.

Council Tax: Westmorland and Furness Council - To be assessed.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/11/11/2024> not verified.

Conservation Area: This property is located within Grange over Sands Conservation Area.

Rights of Way; Franley Fold and 53a Carter Road both have a right of way over the roadway belonging to Beech Hill. Franley Fold also has a right of way over the driveway of 53a Carter Road. Maintenance of the roadway/driveway is to be confirmed.



Master Suite



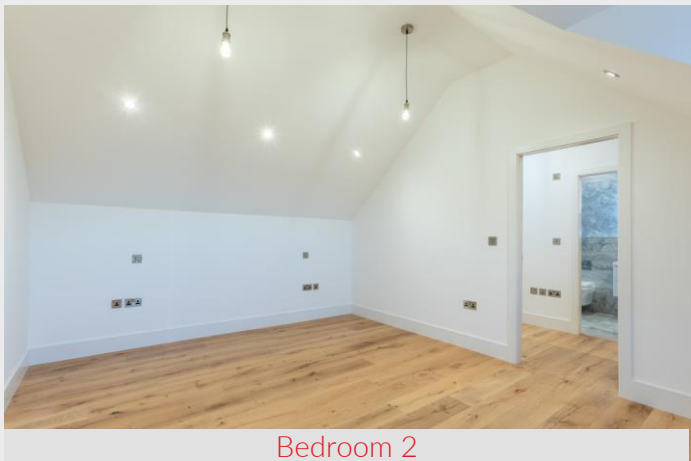
Dressing Room to Master Suite



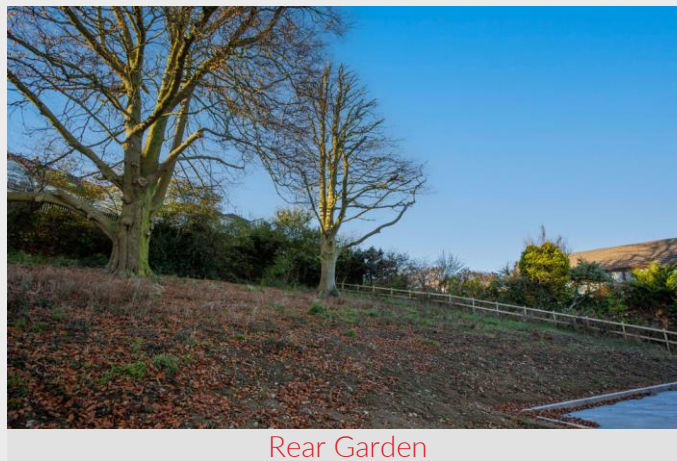
En-Suite Bathroom to Master Suite



Views



Bedroom 2



Rear Garden

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

Energy Performance Certificate: Architects EPC currently in place - Band B. New EPC to be completed prior to exchange of contracts.

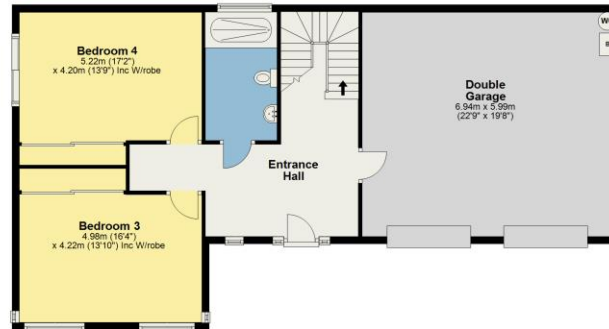
Warranty: A warranty is in place for 6 years by Hough Tullett.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £2250 – £2500 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations: 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).

Ground Floor

Approx. 111.4 sq. metres (1198.0 sq. feet)



First Floor

Approx. 111.3 sq. metres (1198.4 sq. feet)



Second Floor

Approx. 111.2 sq. metres (1198.7 sq. feet)



Total area: approx. 333.9 sq. metres (3594.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.