



Grange-over-Sands

£299,000

1 East Bank, Eden Mount Road, Grange-over-Sands, Cumbria, LA11 6BN

1 East Bank forms part of an impressive Victorian Semi-Detached House, showcasing many desirable period features including high corniced ceilings, picture rails, and original bay windows which provide some charming views across Morecambe Bay to the fells beyond. This spacious and light-filled home also includes a self-contained Lower Ground Floor Apartment – ideal for a dependent relative or as an opportunity for additional income. (has recently been a successful Holiday Let).

While the two properties currently remain separate, a spiral staircase linking the levels could easily be reinstated, providing the option to create one generous family residence.

With a Front Garden and a secluded Rear Courtyard, this property enjoys a peaceful setting on a sought-after, quiet, residential road, within walking distance of the town's amenities, convenient for the excellent local primary school and with superb woodland walks from the doorstep!

Quick Overview

- Delightful views towards Morecambe Bay
- High ceilings and cornicing
- Spacious, well proportioned rooms
- Investment opportunity with separate Apartment
- Ideal for those with independent relative
- Quiet, residential road
- Beautiful walks from the doorstep
- Front and Rear Garden
- No upper chain
- Ultrafast Fibrus



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Ultrafast -
Fibrus



On Road
Parking

Property Reference: G3170



Dining Kitchen



Dining Ktichen



Lounge



Lounge

A covered side door opens into the spacious Utility Porch, where the central heating boiler is located to the right alongside plumbing and space for a washing machine. A door leads through to the Jack and Jill Shower Room. This bright and airy entrance has lots of natural light from a front window which has delightful views towards Morecambe Bay, and an additional Velux roof window. Double glazed doors, with 2 steps, lead into the Dining Kitchen which is exceptionally spacious and bright with beautiful original walk-in sash bay window framing more charming views towards the Bay. There is ample room for a dining table here, perfect for appreciating the scenery while dining. The Kitchen is fitted with an attractive range of cream wall and base units topped with luxurious black granite work surfaces, a large 'Belfast' sink, a range cooker, integrated slimline dishwasher and space for a fridge freezer. A wide square archway leads into the Lounge - a grand and elegant room of impressive proportions with a high corniced ceiling and a second original walk-in sash bay window enjoying further Bay views. A cream fireplace forms a lovely focal point, and original wide painted doors lead to both Bedrooms.

Bedroom 1 is a well-proportioned double room with a Dressing Area, rear window, external uPVC stable door and a Velux roof window. Its En-suite Bathroom is beautifully appointed with striking floor-to-ceiling tiling, side window, luxurious freestanding bath, WC, twin stone circular sinks and a large walk-in shower enclosure. Bedroom 2 is another generous double room with a feature fireplace and original recessed cupboard. Double doors open directly onto the private Rear Courtyard garden. The En-suite Shower Room (also accessible from the Utility Porch) is tiled in tasteful stone tones and includes a round stone wash basin, WC, and walk-in shower.

The Lower Ground Floor, currently self-contained, is accessed via a soft green uPVC stable door, opening into the Open-Plan Living/Dining Kitchen. There is a deep-set uPVC window to the front, space for a small sofa and dining table, and a Kitchen with painted base units, 'wooden' work surfaces, 'Belfast' sink and space for a fridge freezer and oven. The adjoining Double Bedroom features twin front windows, storage cupboard (containing the original spiral staircase) and an En-suite Shower Room with WC, wash basin and shower.

Outside, the property enjoys a lawned front garden with mature trees, shrubs, and a paved Patio Area. To the rear is a secluded, securely fenced paved Courtyard - a private and peaceful spot ideal for morning coffee or evening drinks.



Dining Ktichen



Lounge



Bedroom 1 En-Suite Bathroom



Bedroom 2



Front Garden



Courtyard

Location: Located off Grange Fell Road with good access to Grange town centre and just 20 minutes from the M6 Motorway and similar to the base of Lake Windermere.

Grange over Sands is a delightful Edwardian town boasting amenities such as Medical Centre, Library, Primary School, Banks, Shops, Cafes & Tearooms, Railway Station and the picturesque Promenade and Ornamental Gardens. To reach the property proceed up Grange Fell Road, passing the Library on the right, take the right turn into Eden Mount Road.

1 East Bank is approx half way along on the left hand side.
What3words: names.mows.sped

Accommodation (with approximate measurements)

Entrance Porch/Utility 13' 2" x 5' 4" (4.03m x 1.63m)

Dining Kitchen 17' 8" into bay x 11' 6" (5.40m into bay x 3.52m)

Lounge 23' 3" into bay x 12' 8" (7.09m into bay x 3.88m)

Bedroom 1 17' 1" max x 12' 7" (5.22m max x 3.86m)

En-Suite Bathroom 14' 9" x 7' 5" (4.50m x 2.28m)

Bedroom 2 19' 1" max x 12' 0" (5.82m max x 3.66m)

Jack n Jill Shower Room 9' 1" max x 5' 6" max (2.79m max x 1.69m max)

Lower Ground Floor

Open Plan Living/Dining/Kitchen 16' 6" max x 10' 7" (5.04m max x 3.23m)

Bedroom 16' 4" max x 12' 2" (4.98m max x 3.71m)

En-Suite Shower Room 6' 10" x 4' 5" (2.09m x 1.35m)

Inner Stairwell

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

Tenure: Leasehold. Subject to the remainder of a 999 years from 1 April 1985. Vacant possession upon completion. No upper chain.

Ground Rent & Service Charge: There is no Ground Rent or Service Charge - Works are done on an 'as and when basis' and the costs are split 50/50.

Material Information: This property can only be used as a single private residence - the current owners have an informal agreement with the Freeholder that they may holiday let.

Business Rates: RV: £1650. This property may be subject to small business rate relief.

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

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom 1



Bedroom 2



View from front garden



Annexe Living/Dining/Kitchen



Annexe Bedroom

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 between £750 - £800 pcm for the main flat and £450 - £500 pcm for the lower flat. For further information and our terms and conditions please contact the 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).

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**

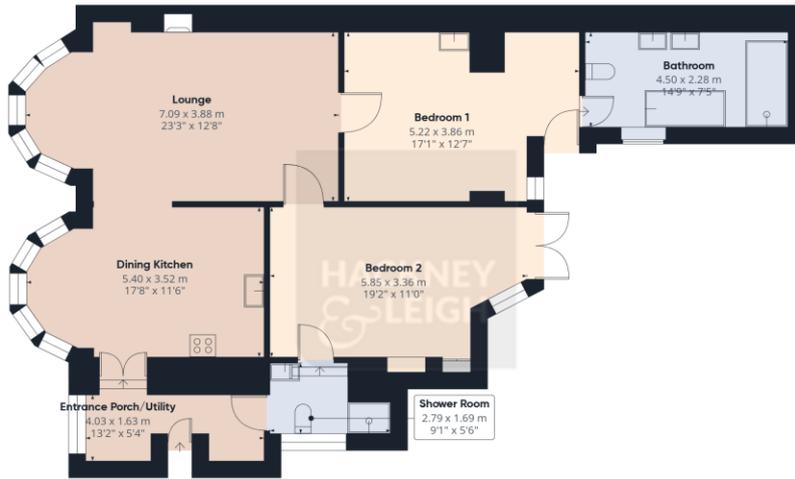


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Floor 0



Floor 1



Approximate total area^m

136.1 m²
1465 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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