





A classic five bed Grade II listed period dwelling occupying a prime garden site in the centre of one of the region's most desirable villages. Significant potential. Full programme of modernisation and upgrading works required.

ACCOMMODATION SUMMARY

Hall and stairs | Generous sitting room | Spacious dining room | Study | Breakfast kitchen | Cellar | Utility room | First floor landing | Double bedrooms one, two and three | Bedrooms four and five | Two bathrooms | Separate WC

Prominent corner site | Large front garden | Ample parking | Garage | Private rear garden | Brick store | Garden shed

Gas central heating | Council tax Band G | EPC Rating - exempt

Mains water, electricity, gas and drainage | Freehold

SITUATION AND DESCRIPTION

The Grange is a grand period house which is begging to be returned to its former glory. The property extends to approximately 240 sq metres (2592 sq ft) and represents a significant opportunity via the investment in a comprehensive programme of modernisation and improvement works to create a fine village dwelling. The Grange is an early 19th century property of merit hence its Grade II listing.

The Grange sits majestically in the centre of the village being just a few steps from an impressive range of amenities including Fantails Restaurant, the village shop/post office, coffee shop, and The Crown Hotel and leisure club. The village has an active community with a variety of events being held at the recently completed new village hall. Bus and rail connections are on the doorstep as is the main road network providing options for travel in all directions.



Newcastle Airport is approximately 1 hour 15 minutes by car. The regional capital, Carlisle, is five miles distant. The Eden Valley is on the doorstep and the Lake District National Park is within easy travelling distance by car.

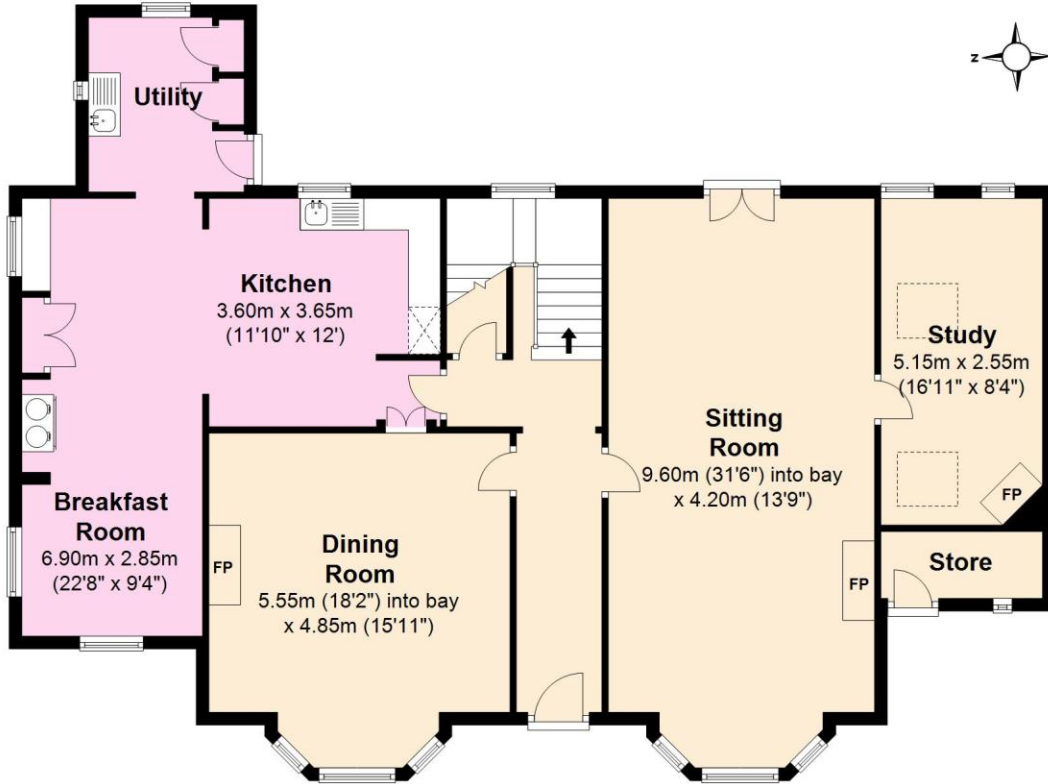
The property has an attractive double bay frontage facing west over the main front garden. The accommodation is arranged over a classic four square configuration from a central hallway and rear stairs. A double length sitting room has access to the east facing rear garden. The large study or second living space is accessed from this room and has an aspect over the rear garden. The dining room is of a good size with a serving hatch to the kitchen. The L shaped kitchen has windows to three elevations and includes an Aga. There is space for both living and dining within the kitchen area and in a sense the space is a blank canvas either for an upgrade or extension, subject to planning permission. On the first floor four of the bedrooms face west and the other occupies the south east corner. Two bathrooms and a separate WC form the rest of the rear elevation with ample opportunity to reconfigure as required.

The gardens are mature and include a large lawned area to the front with vehicular access from a side road to an area of ample parking. The rear garden is private and includes a garage, brick store and timber shed.



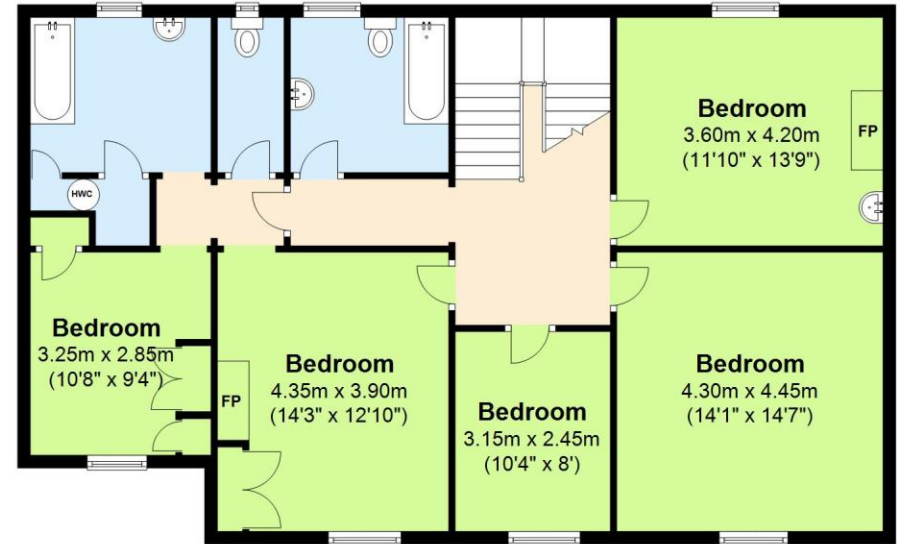
Ground Floor

Approx. 133.7 sq. metres (1439.5 sq. feet)



First Floor

Approx. 107.1 sq. metres (1153.1 sq. feet)



Total area: approx. 240.9 sq. metres (2592.6 sq. feet)