



Kents Bank Road | | Grange-Over-Sands | LA11 7HD

Guide Price £595,000



**david britton**  
ESTATES

## Key features

- Beautiful 5 bedroom detached home
- Sea/Coastal views from almost all of the rooms
- Large plot in the heart of the town
- Over 2800 sqft of living accommodation
- Original period features throughout
- Impressive central staircase
- 3 reception rooms on ground floor
- 5 bedrooms and bathroom on first floor
- 3 storage rooms on second floor
- Detached double garage to rear with further potential (STP)

## Description

Sitting in an elevated position, this imposing, period home is centrally located within Grange-over-Sands with stunning coastal views over Morecambe Bay. With over 2800 sq ft of living accommodation, arranged over three floors, this is a significant family home which is in need of minor refurbishment but has so much further potential.

Retaining many original, period features throughout, there are three reception rooms and kitchen on the ground floor, five double bedrooms and family bathroom on the first floor, three storage rooms on the second floor and a number of useable rooms on in the cellar. All of the rooms to the front of the house enjoy views over rooftops to the sea.

Externally this home sits in a generous plot with a large lawned garden to the front. This is bordered by established trees and shrubs and has an elevated patio area and to the rear there is an extensive parking area with space for parking for a large number of vehicles, a detached double garage which subject to the relevant planning consents has a whole host of flexible options perhaps as a home office, conversion into ancillary accommodation, gym, or simply for storage. In addition to this there is a detached outbuilding which is split into three parts and again have flexible options.

Located just a stone's throw away from all the towns amenities which include shops, cafes, post office, railway station and primary & secondary schools and is within easy reach of the historic village of Cartmel and market town of Kendal. The Lake District National Park and M6 Motorway via the A590 at Lindale is close by.

This is a superb opportunity for a wonderful family home in a desirable coastal town and a viewing is highly recommended.

\*\* Viewings are strictly by appointment only \*\*

## Directions





# Floor plans



Garth House, Kents Bank Road, Grange-Over-Sands  
 For illustrative purposes only - not to scale. The position and size of features are approximate only.  
 © North-West Inspector.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk