



Flat 5, Kilmidyke Mansion Kilmidyke Drive, Grange-Over-Sands
£320,000





Flat 5

Kilmidyke Mansion Kilmidyke Drive

A delightful second floor apartment forming part of Kilmidyke Mansion which boasts spectacular panoramic views ranging from Hampsfell Hospice to the Howgills to the North, Arnside Knott and Ingleborough to the East and along the Morecambe Bay coastline to Blackpool Tower to the South. The Mansion is situated in a desirable and sought after residential area conveniently placed for Grange-over Sands where shops, cafes, a post office, butchers and a railway station amongst the many amenities available there. Grange-over-Sands offers easy access to the Lake District National Park and road links to the M6. Nestled in a beautiful location, this second floor apartment offers breathtaking panoramic views, providing a picturesque backdrop for a tranquil lifestyle. The property boasts a substantial sitting/dining room, ideal for entertaining guests or relaxing with the family. With cellar access to the side of the building, there is plenty of storage space available. The kitchen has beautiful views enhancing the cooking experience. Seamlessly blending convenience and comfort, this residence provides easy access to the town centre, ensuring all amenities are within reach. Accommodation comprises three double bedrooms, with one benefiting from an en-suite bathroom, offering privacy and luxury. Completing the interior is a family bathroom, perfectly catering to family living. Outside, the property offers a range of outdoor spaces, including a privately owned garden - a tranquil retreat to enjoy leisurely moments. In addition, residents benefit from a garage, ideal for secure vehicle storage, located alongside allocated parking spaces for added convenience. The property also features delightful communal gardens and grounds, providing residents with an extension of their living space. Visitor parking spaces are available, ensuring that guests are always welcome. This residence perfectly balances indoor comfort with outdoor serenity, offering a private oasis surrounded by nature, with the bonus of garage parking and a dedicated driving space for ease of access. Discover a harmonious blend of convenience and natural beauty in this exceptional property, where every detail is designed to enhance every-day living.

- Charming second floor apartment
- Outstanding panoramic views
- Substantial sitting/dining room
- Cellar access to the side of the building
- Kitchen with beautiful views
- Easy access to the town centre
- Three double bedrooms with one having a en-suite bathroom
- Fabulous communal gardens and grounds
- Family bathroom and en-suite bathroom
- Private garage, parking and garden

EPC RATING

SERVICES

Mains electric, mains gas, mains water, mains sewage

COUNCIL TAX: BAND D

TENURE: LEASEHOLD

DIRECTIONS

From Grange over Sands take the B5277 in the direction of Allithwaite. Turn left in to Carter Road and proceed to turn left in to Kilmidyke Drive. Continue to find parking for number 5 clearly marked in the car park to your right. The entrance to apartment 5 is located to the rear of the Mansion.

WHAT3WORDS:swipes.seagulls.dozen





SECOND FLOOR

ENTRANCE HALL

6' 10" x 6' 1" (2.08m x 1.85m)

LANDING

26' 0" x 9' 10" (7.92m x 3.00m)

SITTING ROOM

20' 1" x 15' 7" (6.13m x 4.75m)

KITCHEN

14' 3" x 6' 5" (4.35m x 1.96m)

BEDROOM

16' 1" x 11' 11" (4.90m x 3.62m)

INNER HALLWAY

12' 5" x 4' 6" (3.78m x 1.38m)

BEDROOM

13' 11" x 13' 5" (4.25m x 4.08m)

BEDROOM

12' 7" x 9' 1" (3.83m x 2.77m)

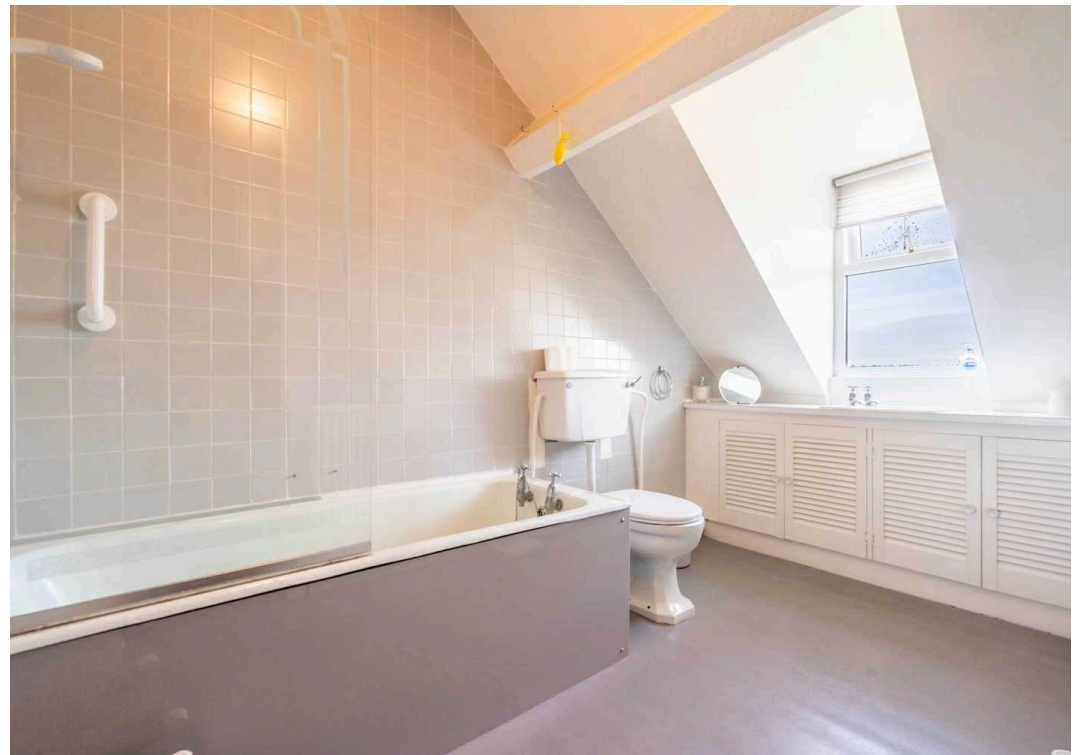
EN-SUITE

6' 1" x 4' 5" (1.85m x 1.35m)

BATHROOM

11' 5" x 6' 6" (3.48m x 1.98m)



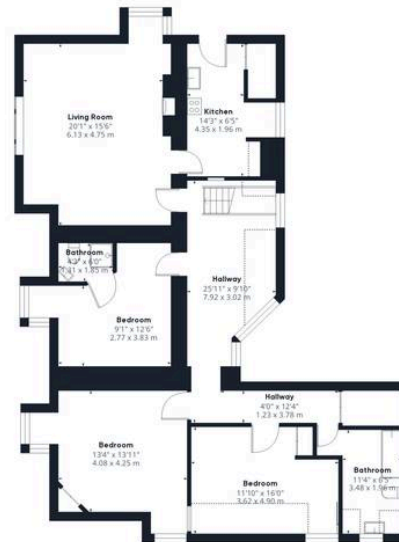








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1411.48 ft²

131.13 m²

Reduced headroom

88.6 ft²

8.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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