



2 Hampfield House Windermere Road, Grange-Over-Sands



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Grange-Over-Sands

This wonderful luxury apartment forms part of Hampsfield House Estate. Completed in 2003 by the renowned Lakeland developer Robert Hughes this was his 'flagship' development. Comprising just 13 properties set in beautiful gardens, and within the National Park, it makes for a very desirable place to live in peace and tranquillity. The Estate gives easy access to Windermere and the Southern Lakes but is only a 15 minute drive from J36 of the M6. Nestled in a desirable location, this luxury ground floor flat epitomises elegance and sophistication. The property has been fully renovated by the current owners to a very high standard. Boasting three bedrooms with the Principle bedroom having a wonderful En-suite bathroom which comprises a walk in shower, W.C. and two wash hand basins to vanity, including a light-filled sitting room perfect for relaxing in with the family. The modern kitchen diner with a living area is impressive, with integrated appliances, engineered Oak flooring, a wine fridge located in the breakfast island, heat proof counter tops and much more, this property exudes comfort and style. The apartment features double glazing and LPG heating for added convenience. Residents will appreciate the convenience of a family bathroom which comprises a W.C., wash hand basin to vanity and a walk in shower, as well as allocated parking and visitor parking. With spectacular private and communal gardens offering picturesque views, this residence is a tranquil haven for those seeking a peaceful retreat in a stunning setting. Stepping outside, residents will be greeted by the enchanting communal gardens and grounds accessed via a sweeping private driveway with electric gates. The meticulously maintained lawns, well-stocked beds, and borders filled with flowering plants, shrubs, and trees create a serene ambience. Number 2 benefits from its own paved patio seating area, perfect for relaxing and enjoying the views of the communal grounds. The winding woodland pathways, adorned with vibrant Rhododendrons in summer and daffodils and bluebells in spring, showcase the natural beauty of the surroundings.

- Luxury ground floor apartment
- Double glazing and LPG heating
- Light and airy sitting room
- Fully renovated by current owners
- Modern kitchen diner with living area
- Spectacular private and communal gardens
- Three double bedrooms
- Desirable location with beautiful views
- Family bathroom and en-suite bathroom
- Allocated parking and visitor parking

EPC RATING E

SERVICES

Mains electric, LPG Gas, mains water, mains drainage

COUNCIL TAX: BAND G

TENURE: LEASEHOLD

DIRECTIONS

From the centre of Grange proceed in the direction of Lindale via Windermere Road. Follow the road until you see the private driveway for Hampsfield House clearly marked on the left.

WHAT3WORDS: device.mini.providing





GROUND FLOOR

ENTRANCE HALL

25' 3" x 20' 5" (7.69m x 6.23m)

SITTING ROOM

27' 1" x 17' 3" (8.26m x 5.27m)

KITCHEN DINER/LIVING AREA

30' 3" x 15' 6" (9.21m x 4.72m)

BEDROOM

17' 0" x 15' 3" (5.17m x 4.66m)

EN-SUITE

10' 7" x 4' 5" (3.22m x 1.35m)

BEDROOM

12' 4" x 12' 2" (3.76m x 3.71m)

BEDROOM

12' 4" x 6' 10" (3.75m x 2.08m)

BATHROOM

9' 8" x 6' 4" (2.94m x 1.94m)











Approximate total area⁽¹⁾

1807.37 ft²

167.91 m²

(1) Excluding balconies and terraces

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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