



3 Laneside Farm Kirkhead Road, Grange-Over-Sands
£290,000



3 Laneside Farm Kirkhead Road

Grange-Over-Sands

A unique, traditional cottage which forms part of a conversion of a former working farm, retaining much of the character throughout and picturesque views of Kirkhead Tower. A well-presented property located to the fringe of Grange-over Sands where there is a variety of shops, cafes, a post office and banks, as well as a mile-long promenade. The property is within easy reach of the Lake District National Park, the market town of Kendal and the M6. The cottage is conveniently located near to Kents Bank railway station, which stands by the seashore just at the foot of Kirkhead Road, while Grange-over-Sands station is less than two miles away. Nestled in a desirable and peaceful, residential area, within the heart of Kents Bank, this charming cottage offers a perfect blend of comfort and style. The property features modern amenities including double glazing and gas central heating throughout. Upon entering, you are greeted by the kitchen dining room, which creates a welcoming space for both relaxation and entertainment for family and guests. The delightful kitchen is equipped with a range of modern fixtures and fittings including corner carousel units, induction hob, self-cleaning oven and an integrated dishwasher. You can then take the steps up into the cosy lounge which also has a Jacobs ladder up onto a mezzanine landing, perfect for storage needs. From the entrance hall, there is a handy, modern cloakroom which comprises a W.C., and wash hand basin to vanity, adjoining a separate plumbed area for washing machine and further storage. Upstairs, you will find two generously sized double bedrooms; the main bedroom with built in furniture and the second bedroom with built in storage. The landing also has an additional storage area, between the bedrooms, which is very helpful. Completing the upstairs accommodation is a modern, family bathroom which comprises a W.C., wash hand basin to vanity and a bath with a shower. Step outside to discover the delightful and peaceful outdoor space this property has to offer. Situated at the rear of the cottage, a paved patio area awaits, providing a sunny aspect, ample space for both garden furniture and potted plants.

- Well-presented character cottage
- Sought-after, peaceful, residential location
- Farmhouse conversion
- Appealing to a wide range of buyers
- Light and airy kitchen dining room
- Cosy lounge with mezzanine
- Two double bedrooms
- Family bathroom and cloakroom with WC
- Sunny patio garden at the rear
- Garage and driveway parking

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From Grange take the B5277 in the direction of Allithwaite and just before entering the village turn left in to Kirkhead Road and continue to find number 3 Laneside Farm located on the right in an elevated position.

WHAT3WORDS: double.vine.unfocused





GROUND FLOOR

ENTRANCE HALL

10' 4" x 4' 8" (3.14m x 1.42m)

LOUNGE

14' 3" x 9' 11" (4.35m x 3.03m)

MEZZANINE

10' 1" x 5' 0" (3.07m x 1.52m)

KITCHEN DINER

28' 3" x 14' 1" (8.60m x 4.29m)

CLOAKROOM

6' 10" x 4' 8" (2.09m x 1.43m)

FIRST FLOOR

LANDING

21' 0" x 3' 5" (6.39m x 1.04m)

BEDROOM

14' 6" x 9' 1" (4.42m x 2.78m)

BEDROOM

11' 8" x 9' 4" (3.55m x 2.85m)

BATHROOM

8' 6" x 6' 8" (2.58m x 2.03m)



GROUND FLOOR

ENTRANCE HALL

10' 4" x 4' 8" (3.14m x 1.42m)

LOUNGE

14' 3" x 9' 11" (4.35m x 3.03m)

MEZZANINE

10' 1" x 5' 0" (3.07m x 1.52m)

KITCHEN DINER

28' 3" x 14' 1" (8.60m x 4.29m)

CLOAKROOM

6' 10" x 4' 8" (2.09m x 1.43m)

FIRST FLOOR

LANDING

21' 0" x 3' 5" (6.39m x 1.04m)

BEDROOM

14' 6" x 9' 1" (4.42m x 2.78m)

BEDROOM

11' 8" x 9' 4" (3.55m x 2.85m)

BATHROOM

8' 6" x 6' 8" (2.58m x 2.03m)

EPC RATING E

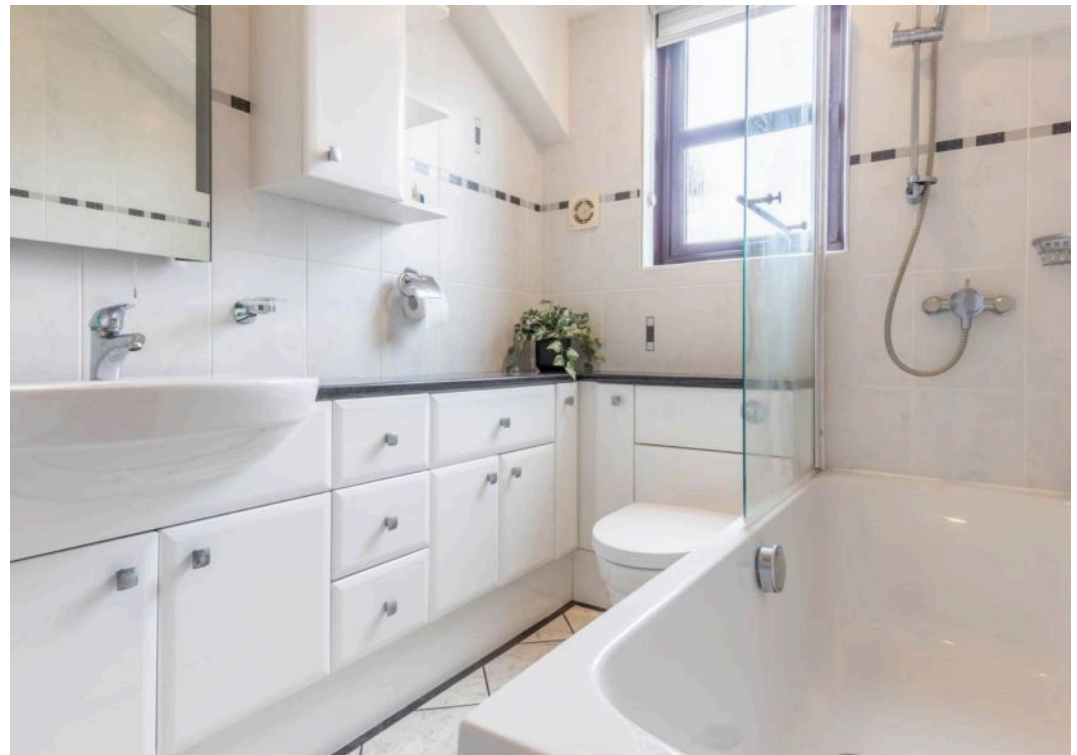
SERVICES

Mains electric, mains gas, mains water, mains drainage

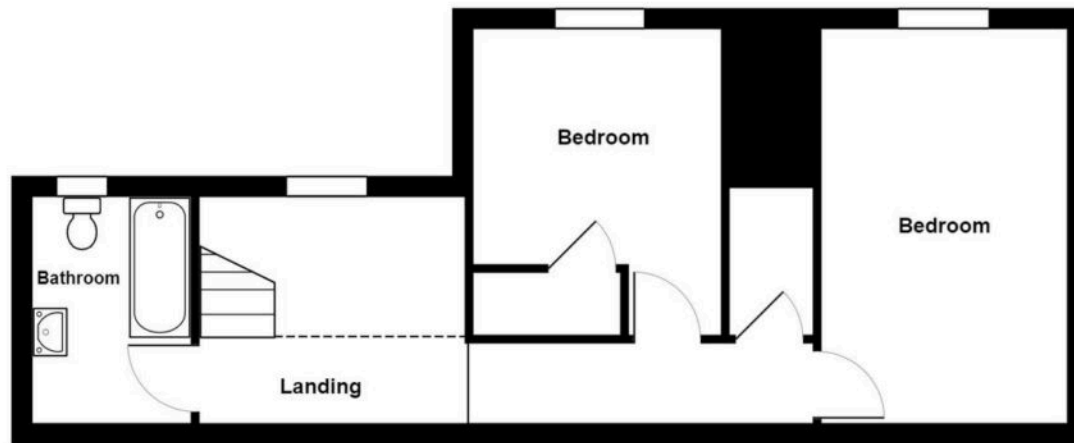
IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

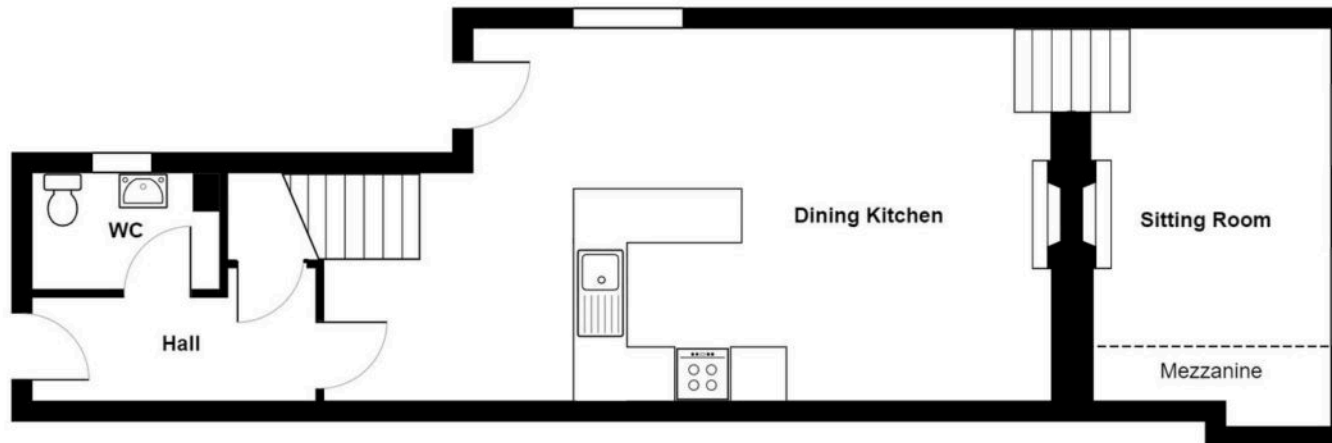








First Floor



Ground Floor

3 Laneside Farm, Kirkhead Road, Grange-Over-Sands

Total Area: 88.0 m² ... 948 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.