



FINE & COUNTRY

Serene Crag, 7 Greenacres
Grange-over-Sands, Cumbria, LA11 7ER

Greenacres

Welcome to Serene Crag, 7 Greenacres, Grange over Sands, Cumbria, LA11 7ER

Serene Crag is an anagram for Greenacres and as it turns out the name really couldn't be more fitting as the views across Morecambe Bay are of the panoramic crags and hills, including Ingleborough. The view is the backdrop to every aspect of life here with picture windows in all of the primary living spaces and bedrooms. Arriving at the property the first impression is of an attractive and unassuming bungalow. The verandah is a particular pleasing feature. Upon closer inspection the full extent of this substantial detached house reveals itself as it is built on a slope and the accommodation extends to the full lower ground floor. From the rear garden it looks a different property altogether, appearances can indeed be deceptive.

The view is the hero at Serene Crag, every day is different looking out over Morecambe Bay. The tides come in and out, clouds skuttle across the vista, the train hugs the Bay on its way to the viaduct over to Arnside. Grange claims one of the mildest climates in the North of England, being influenced by the Gulf Stream. In the summer there are guided walks snaking across the open sands and channels of the Bay. Framing the Bay is Arnside Knott, Silverdale and Morecambe and on the distant horizon the majestic Ingleborough, Whernside and the undulating fells of the Howgills.

Serene Crag offers well proportioned and neatly presented living space with a dining kitchen, formal dining room and sitting room. There are five bedrooms, one which would be ideal as a study/home office, two of the bedrooms are ensuite and there is a house bathroom and separate cloakroom. A useful utility room provides extra storage space and keeps the kitchen tidy. The double garage is complemented by excellent parking provision with space for four cars in front of the garages and additional space to the side of the garage which neatly accommodates a caravan, motorhome or boat.



Step inside

7 Greenacres layout is perfect for a couple as it enables single level living but with frequent visits from family and friends the lower ground floor works well as it enables a degree of independence and privacy. Equally suitable for family living there's room to spread out with the children having the run of the lower ground floor.

There are PVC windows, fitted with opaque glass to the cloakroom, bathroom, both ensuites and utility room for privacy. Internal doors have an oak veneer finish (some of which are glazed enabling a longer through view) and the hall, dining room, sitting room, master bedroom have ornate cornicing and ceiling roses. The front door opens into a spacious hall with the eye immediately drawn through double opening glass doors into the sitting room and to the view beyond. Off the hall are the sitting room, formal dining room, dining kitchen, master bedroom, bedroom 5/study and cloakroom. There is also a useful double storage cupboard.

The sitting room has a feature window central to which are French doors leading out to the glass panelled balcony enabling an unobstructed clear view of Morecambe Bay and the surrounding fells even when sitting. An Italian marble fire surround housing a gas flame effect fire adds a lovely second focal point. The dining kitchen is well appointed and has space for a table, although it then links through to the formal dining room which in turn has a door to the sitting room providing a great layout flow. The kitchen has an Amtico floor and Silestone worktops which extend into a breakfast bar. There is good storage and appliances comprising De Dietrich oven and hob, Bosch dishwasher, extractor and light, Panasonic microwave, Samsung American style fridge freezer and 1½ stainless steel sink. Leading off the kitchen is the utility room which has a stainless-steel sink, LG washer and White knight drier.

The generous master double bedroom has fitted wardrobes, dressing table and bedside cupboards and drawers. A second set of French windows open onto the balcony, a perfect place to breakfast in the sun. Wake up and go to sleep to the view – what could be better? The ensuite shower room has a vanity unit with twin wash basins, loo and bidet.





Step Outside

The double garage has two electric doors (which can be operated from switches in the hall and remotes in the car). More than just a garage there is a work bench with metalwork and woodwork vices, also an additional fitted fridge and freezer. The block paved drive has space for four cars and wrought iron gates open to a further area to the side of the garage where there is space for a camper, caravan or boat. The house has been positioned to enable the garden to benefit from the view in all directions.

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The top garden is landscaped for ease of upkeep with sections either laid with paving stones, slate chippings or golden gravel to reflect the hues of the natural surroundings. Under the balcony provides a sheltered seating spot, a cool place on a hot day. There's plenty of room for an assortment of garden furniture. A stone balustrade provides definition to the top garden and wide steps in a graceful curve lead down to the lower garden with manicured shrubberies planted either side, again, all with ease of upkeep in mind. The lower garden is laid to lawn with hedging to three sides. The delightful octagonal wooden summer house has a slated roof, power and light (the owners keep a kettle down there and a well stocked tea tray for garden refreshments). In front lies a paved curved seating terrace. The view from here is lovely, back up to the garden and house in one direction and in the other out to the Bay. The gate at the bottom of the garden provides a short cut onto the promenade.



Additional Information

Services - Mains electricity, gas, and water. Gas fired central heating.

Local Authority - Westmorland and Furness Council

EPC Rating - D

Tenure – Rent £2,000 pcm, deposit £2,100.

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

Directions

Use Sat Nav LA11 7ER with reference to the directions below:

Travelling out of Grange on the Allithwaite Road (B5277) and upon passing Cartmel Grange Residential Care Home (the distinctive large pink building on the right) take the next left onto Rowan Side which leads to Greenacres. Follow the road round and No.7 is right at the end.

Serene Crag

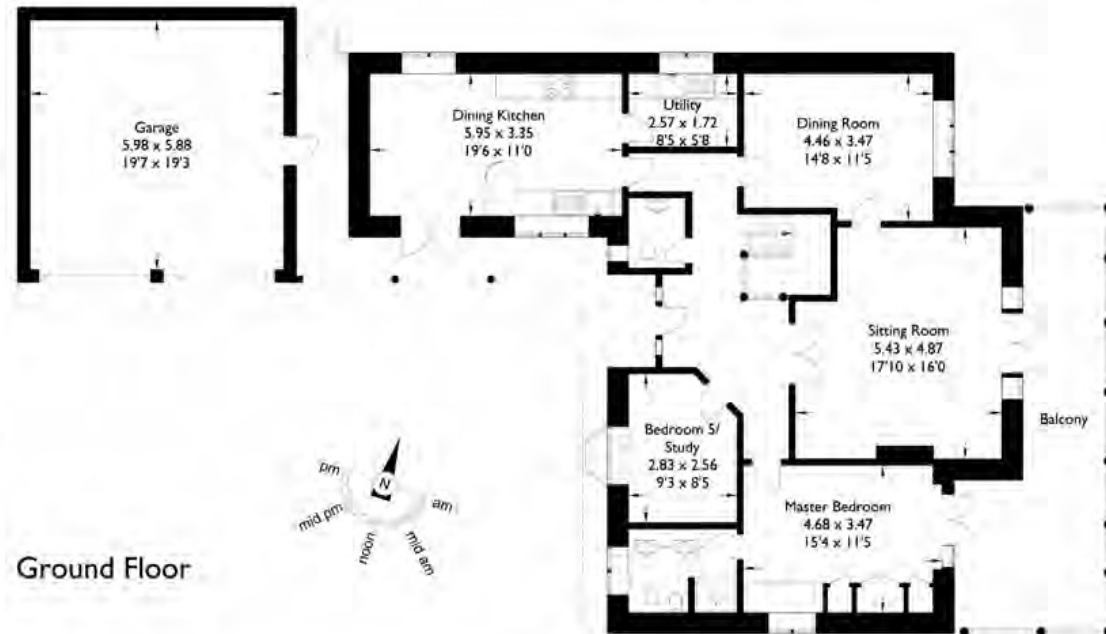
Approximate Gross Internal Area : 181.28 sq m / 1951.28 sq ft

Garage : 35.16 sq m / 378.45 sq ft

Total : 216.44 sq m / 2329.74 sq ft



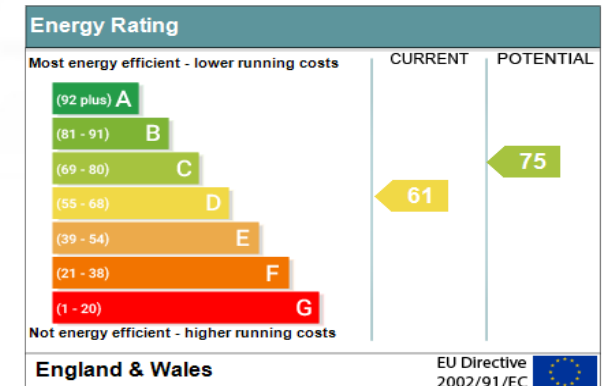
Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Address: 7 Greenacres, GRANGE-OVER-SANDS, LA11 7ER
 RRN:







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