



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

FINE & COUNTRY

SERENE CRAG

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### 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 is currently used as a study, 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.

The gardens are mainly situated to the rear and enjoy panoramic views across the Bay as does the balcony which runs along the rear elevation. The gardens have been thoughtfully landscaped to reduce maintenance.

Serene Crag offers the option for single level living making it a great retirement home. It would also make a flexible and versatile family home with a gated garden that's secure and big enough for children to stretch their legs.

The location is handy for local amenities in Grange with footpaths providing shortcuts to the Promenade and into town, also the bus stop for local and buses to Kendal. Grange is well served in terms of shops and services and has the advantage of a train station with connections to the main west coast line.



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“ We love the view, it will be the thing we miss the most about living here. It's been a wonderful house for our retirement with great walks right from the doorstep, easy access to the M6 for us and our guests and the fact that we can catch a train in the village and go to Manchester Airport, it saves all the hassle of car parking. Greenacres has proved to a great community of neighbours with various get togethers over the years. We've loved living here but it's time to move on.”\*

## Location

The Edwardian seaside resort of Grange over Sands as we now know it developed from a small fishing village with the arrival of the railway in 1857. On the north side of Morecambe Bay it lies across the sands from Morecambe. The mile long Promenade and Ornamental Gardens are a favourite with locals and visitors alike. There are plenty of benches and cafes for refreshment breaks. The Kent estuary is a source of constant interest, high spring tides bring the water up to the promenade, and at low water the spartina grass is occasionally grazed by sheep.

Grange has a busy high street offering a range of independent retailers, cafes and businesses. Worthy of note are the Hazelmere Cafe and Bakery, Higginsons Butchers and Fletchers the grocers. There are doctors, dentists, opticians and vets in town with the nearest hospitals being at Kendal and Barrow. In terms of larger local towns for a greater range of shops there is Ulverston, Kendal and Barrow. It would certainly be possible to live in Grange without a car as many local residents do.

There are lots of great routes locally whether you like to stroll, hike, run or cycle and that's before exploring the AONBs of Silverdale and Arnside and the Trough of Bowland. Grange is located just to the south of the Lake District National Park, a paradise for any outdoor enthusiast and so when you've mastered the Wainwrights (a hill is classified as a 'Wainwright' if it is one of the 214 Lake District fells described in Alfred Wainwright's seven volume 'A Pictorial Guide to the Lakeland') you can move onto the Yorkshire Dales. There are two golf clubs in Grange (and several others within an easy drive) as well as a range of sports clubs and when it's rest and relaxation you're - after then the Netherwood Hotel has a spa.

The nearby village of Cartmel is famous for several things - its racetrack (with meetings held throughout the year), L'Enclume, Simon Rogan's flagship three - Michelin star restaurant and most importantly, sticky toffee pudding









“ The sitting room is probably our favourite room with the view and the French windows out to the balcony, although sitting up in the bed in the morning with a cup of tea and gazing out to the Bay comes a close second. It's been a great house for entertaining, we've been easily able to accommodate a houseful both inside and in the garden and we've loved it.”

### Step inside

Greenacres is an attractive development of 15 houses, all individually designed to take into account the specific position on the cul-de-sac, the orientation and the gradients of the site. The result is a collection of houses that clearly all belong together but at the same time are bespoke and distinct.

Serene Crag was purchased new from the developers in 2000 and in the intervening years has been a much loved retirement home for the owners. The 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.

The formal dining room with Morecambe Bay views is a perfect place for dinner parties followed by a game of snooker. The convertible dining/snooker table is available for sale.

The fifth bedroom, generous single is used as a study. The outlook is to the front, so it's handy to watch out for deliveries and visitors. A lovely place to work from home if that was on the cards with your move.

Stairs with an oak balustrade and handrail lead down to the lower ground floor hallway, a spacious area with a glazed door leading out to the garden and offering a Bay view.

From the second bedroom there is a panoramic view and it has fitted wardrobes and dressing table and a large double cupboard housing hot water tank. The ensuite bathroom has underfloor heating a Biojet Superlux spa bath, separate shower cubicle, vanity unit and loo.

No arguments here, the third double bedroom also has a great view to the Bay. The fourth single bedroom also has an outlook to the Bay and currently houses a 4 person Roma FAR infrared corner sauna with colour therapy light and built in radio and USB point. It's available for sale if the idea takes you. The house bathroom has a bath, shower cubicle, wash basin and loo.















### Step outside

The house has been positioned to enable the garden to benefit from the view in all directions.

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. A handy external power point and drainage are laid on for vehicle washing, with a tap for a hose in the garage.

Box hedging defines the front garden with slate chippings and pebbles, designed for ease of upkeep. The distinctive verandah is a great feature with six inset skylights and is a lovely sheltered spot for a cup of coffee in the winter sun.

There are three lockable wrought iron gates providing access to the paths round to the rear Bay fronting garden; it's therefore safe and secure for children and dogs.

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.

There is external lighting and outside taps in the garage and in the garden. Cleverly, there's also an irrigation system to enable pots and hanging baskets to be easily watered.







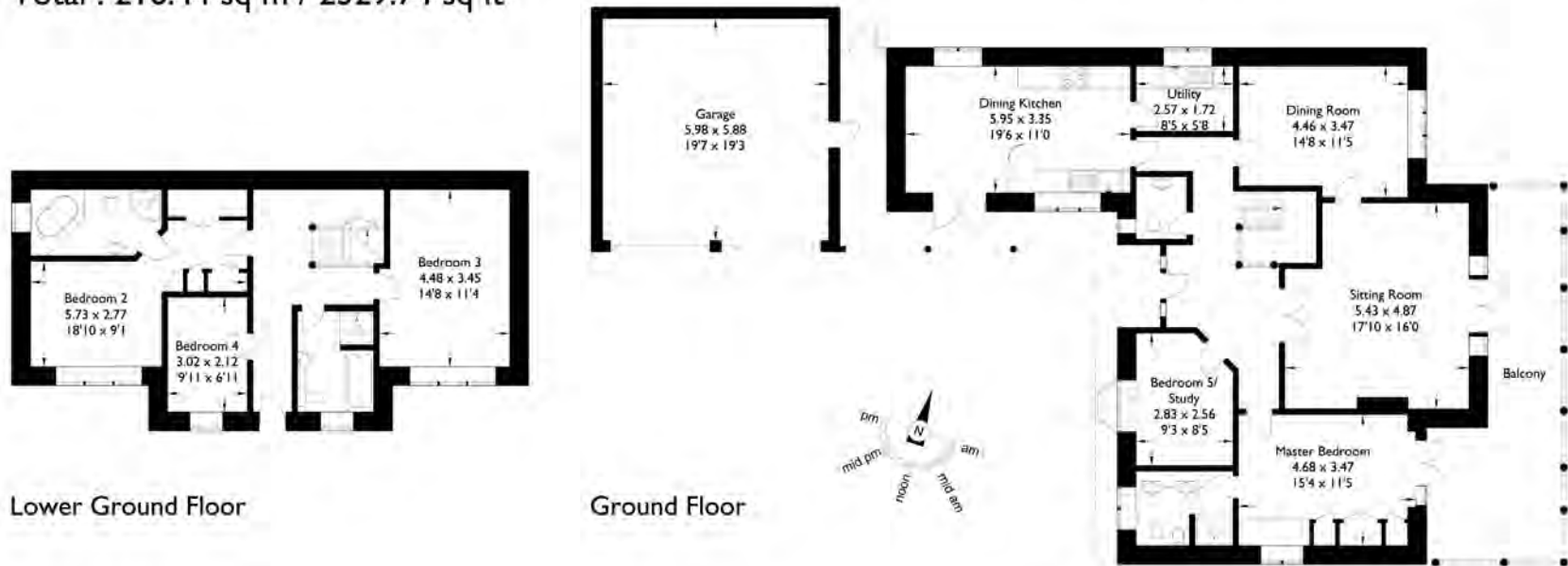


# Serene Crag

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

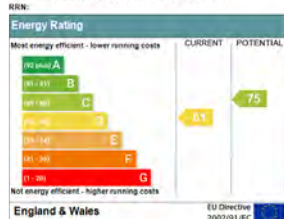
Garage : 35.16 sq m / 378.45 sq ft

Total : 216.44 sq m / 2329.74 sq ft



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, LAYT FER



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.03.2023



# FURTHER INFORMATION

## *On the road*

M6 J36	14.4 miles
Kendal	14.5 miles
Ulverston	16.1 miles
Barrow	26 miles
Manchester	81.6 miles
Manchester airport	81.6 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Schools*

### **Primary**

Grange, Lindale, Cartmel and Flookborough

### **Secondary**

Cartmel (11-16)  
Windermere School (independent)  
Lakes School (Troutbeck Bridge)  
Kirkby Kendal or The Queen Katherine School (Kendal)

## *Rail Journeys*

Based on approximate direct train journey durations from Oxenholme train station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## *Services*

Mains Gas, Electricity, Water and Drainage

Gas fired central heating

Security alarm.

## *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.

## *Local Authority*

South Lakeland District Council

## *Things to do in the area*

## *Local leisure activities*

Grange over Sands Golf Club  
Grange Fell Golf Club  
North Lonsdale Tennis Club  
Cartmel Racecourse  
Spa facilities at Netherwood Hotel (Grange) and Swan Hotel (Newby Bridge)  
Holker Hall

## *Places to eat*

The Hazelmere (café and bakery)  
Cartmel (2.3 miles distant) is a well known food lover's destination with Michelin starred restaurants

## *Great walks from the door*

Along Grange's promenade  
Hampsfell  
Humphrey Head

### *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds  
Light fittings

Kitchen appliances as listed.

### *Available by separate negotiation*

The Sahara Valley infrared sauna

¼ sized snooker table/dining table

*Guide price* £775,000

Council tax band - F

Tenure - Freehold



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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