



Rockwood Rockland Road, Grange-Over-Sands

£850,000







## Rockwood Rockland Road

### Grange-Over-Sands

Rockwood is a fabulous detached period residence situated in an elevated position with views overlooking the bay in the popular town of Grange-over-Sands where the amenities include shops, cafes, a post office, banks and the railway station to name a few.

Nestled in a sought-after location with easy access to the town centre, this stunning 8 bedroom detached house is the epitome of refined elegance. Boasting three reception rooms, this spacious family home offers ample space for both relaxation and entertainment. The property features a well-equipped kitchen, a utility room, three bathrooms, a cloakroom, and eight double bedrooms, ensuring utmost comfort and convenience for its residents. The beautiful far-reaching views, along with the delightful gardens to the front and rear, create a serene and picturesque setting for every-day living. The property has previously been operated as a successful holiday let with a potential 6 figure rental income.

Stepping outside, the property continues to impress with its extensive outdoor space. A grand driveway welcomes you upon arrival, leading to the well-maintained gardens and grounds that surround the property. Gravelled pathways, rockeries, and landscaped gardens with lush lawns and established borders contribute to the enchanting ambience of the grounds. A storage shed offer practical solutions for gardening enthusiasts. The paved terrace provides an ideal spot for outdoor seating, allowing residents to bask in the beauty of the gardens and enjoy the breath-taking views overlooking the bay. Additionally, the rear of the property features charming cobbled "walled gardens" and is home to the versatile Washhouse Cottage, adding a touch of character and functionality to the outdoor space. With driveway parking enhancing convenience, this property offers an exceptional opportunity to enjoy a luxurious lifestyle surrounded by natural beauty and tranquillity.



- 6 bedrooms with attic room - currently utilised as a guest bedroom
- Beautiful far reaching views
- Stunning detached family home
- Easy access to the town centre
- Three reception rooms
- Delightful gardens to the front and rear
- Road links to the Lake District National Park
- Three bathrooms and cloakroom
- Ample off road parking
- No Chain

### 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.

### EPC RATING E

### SERVICES

Mains gas, mains electricity, mains water, mains drainage.

### COUNCIL TAX: TBD

### TENURE:FREEHOLD

### DIRECTIONS

From the A590 take the turning to Grange over Sands at the Meathop roundabout and proceed along the B5277 to Lindale. At the roundabout take the first exit towards Grange over Sands. At the roundabout take the first exit and at the next roundabout take the second exit in to Main Street. Proceed along the Esplanade merging to Park and turn right in to Fernleigh Road and then left in to Rockland Road to find Rockwood located on the left at the end of the road.

**WHAT3WORDS:**///finally.salads.powering







## LOWER GROUND FLOOR

### CELLAR - DIVIDED IN TO THREE ROOMS

21' 3" x 15' 0" (6.48m x 4.57m)

### GROUND FLOOR

#### PORCH

6' 8" x 4' 9" (2.04m x 1.44m)

#### ENTRANCE HALL

20' 2" x 6' 8" (6.15m x 2.03m)

#### SITTING ROOM

21' 0" x 15' 3" (6.40m x 4.64m)

#### DINING ROOM

27' 7" x 15' 4" (8.41m x 4.68m)

#### OFFICE

11' 3" x 8' 9" (3.42m x 2.66m)

#### CINEMA ROOM

14' 2" x 12' 0" (4.31m x 3.65m)

#### INNER HALLWAY

12' 10" x 6' 9" (3.92m x 2.06m)

#### KITCHEN

15' 9" x 12' 3" (4.81m x 3.74m)

#### INNER HALLWAY

6' 7" x 4' 7" (2.00m x 1.40m)

#### UTILITY ROOM

10' 8" x 7' 8" (3.26m x 2.34m)

#### DOWNSTAIRS TOILET

6' 7" x 2' 11" (2.00m x 0.90m)





FIRST FLOOR

LANDING

19' 10" x 9' 10" (6.04m x 3.00m)

BEDROOM

15' 3" x 10' 8" (4.65m x 3.26m)

BEDROOM

15' 0" x 14' 0" (4.57m x 4.26m)

EN-SUITE

8' 10" x 6' 10" (2.69m x 2.08m)

BEDROOM

14' 4" x 14' 0" (4.36m x 4.26m)

BEDROOM

13' 1" x 11' 3" (4.00m x 3.43m)

BEDROOM

12' 0" x 10' 4" (3.65m x 3.16m)

BEDROOM

11' 10" x 11' 5" (3.61m x 3.47m)

BATHROOM

12' 6" x 8' 4" (3.80m x 2.53m)

SECOND FLOOR

LANDING/SEATING AREA

17' 3" x 6' 4" (5.25m x 1.92m)

GAMES ROOM

15' 0" x 14' 1" (4.57m x 4.29m)

BEDROOM

14' 10" x 13' 9" (4.52m x 4.20m)

BEDROOM

10' 10" x 10' 10" (3.31m x 3.29m)

INNER HALLWAY

6' 10" x 3' 8" (2.08m x 1.11m)

BATHROOM

6' 8" x 4' 9" (2.04m x 1.45m)





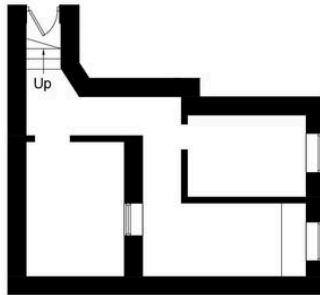








# Rockwood, Rockland Road, Grange-Over-Sands, LA11 7HR

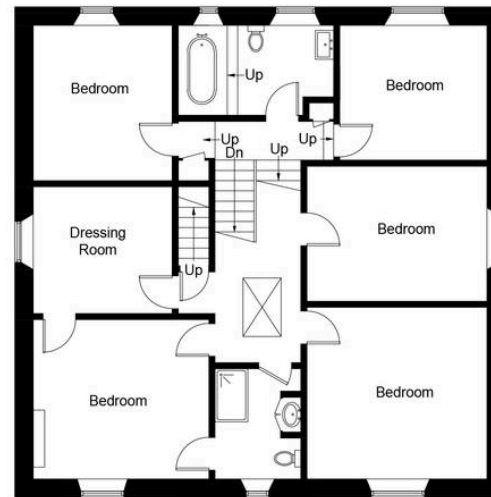


**Cellar**

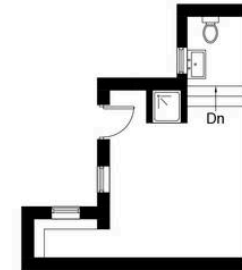


**Ground Floor**

= Reduced headroom below 1.5m / 5'0"

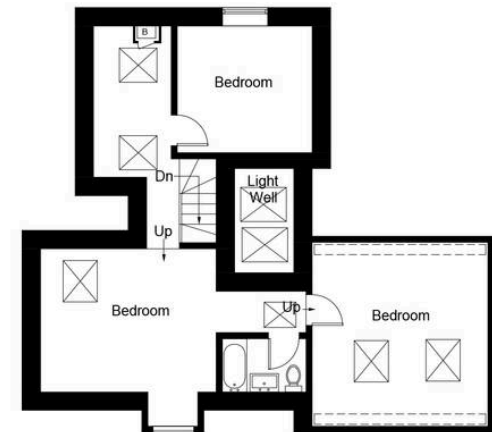


**First Floor**



**Washhouse Cottage**

(Not Shown In Actual  
Location / Orientation)



**Second Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2017 (ID329333)

## THW Estate Agents

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