



2 Church Trees Grange Fell Road, Grange-Over-Sands  
£450,000



## 2 Church Trees Grange Fell Road

Grange-Over-Sands, Grange-Over-Sands

Set in the highly sought-after coastal town of Grange-over-Sands, this detached three bedroom home enjoys a quiet, tucked away position while being close to the promenade, local shops, cafés, and scenic walks along the estuary. Grange's charming mix of Victorian architecture, independent boutiques, and parkland creates an enviable lifestyle, with easy access to nearby villages and the Lake District.

The ground floor offers three versatile reception rooms, each filled with natural light, ideal for lounging, dining, or a home office. The kitchen is stylish and well appointed, perfect for modern living. A separate utility room provides practical space, and there is a convenient downstairs W.C.

Upstairs, the principal bedroom features fitted wardrobes and an en-suite shower, with both double bedrooms enjoying views across the bay. The third bedroom has stairs leading to a loft hobby space, ideal as a home office, creative studio, or games room. The family bathroom is a generous four piece suite.

Outside, the property benefits from a generous garden and driveway accommodating at least four cars, alongside a substantial garage. Mature trees and established greenery create a private and tranquil setting, with glimpses across the bay adding to the appeal.

- Detached home set in a quiet, tucked away position
- Spacious and versatile layout with multiple reception rooms
- Useful utility room and convenient downstairs W.C.
- Stylish, well appointed kitchen ideal for modern living
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further bedrooms and contemporary family bathroom
- Generous garden with established greenery and views towards the bay
- Additional loft hobby space, perfect for a home office or creative use
- Situated in the sought-after coastal town of Grange-over-Sands, close to the promenade, local amenities and scenic walks
- Driveway parking and substantial garage

#### DIRECTIONS

From the Main Street in Grange-over-Sands, continue along past the local shops and proceed straight on at the junction onto Grange Fell Road. Follow the road as it climbs, passing Grange Fell Church on your left. Continue a short distance, then take the second cul-de-sac on the left into Church Trees. Number 2 can be found at the end of the cul-de-sac. For ease of navigation, we recommend using What3words. WHAT3WORDS:///started.reader.breakfast

Council Tax band currently E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**HALLWAY**

2' 11" x 17' 3" (0.89m x 5.27m)

**LIVING ROOM**

14' 3" x 12' 3" (4.35m x 3.74m)

**DINING ROOM**

11' 11" x 11' 11" (3.62m x 3.62m)

**KITCHEN**

11' 4" x 13' 2" (3.45m x 4.02m)

**STUDY**

16' 9" x 10' 1" (5.11m x 3.08m)

**UTILITY ROOM**

5' 5" x 10' 5" (1.65m x 3.18m)

**WC**

5' 7" x 3' 2" (1.69m x 0.97m)

**HALLWAY**

3' 1" x 8' 6" (0.93m x 2.60m)

**BEDROOM**

8' 2" x 13' 2" (2.50m x 4.02m)

**BEDROOM**

12' 1" x 12' 4" (3.68m x 3.77m)

**BEDROOM**

11' 11" x 11' 11" (3.62m x 3.64m)

**BATHROOM**

6' 2" x 10' 5" (1.87m x 3.18m)

**SHOWER ROOM**

5' 5" x 4' 11" (1.65m x 1.51m)



### ATTIC ROOM

11' 11" x 15' 7" (3.64m x 4.74m)

### ATTIC ROOM

11' 5" x 11' 6" (3.47m x 3.51m)

### GARAGE

16' 10" x 10' 1" (5.12m x 3.07m)

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

### IDENTIFICATION CHECKS

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**THW Estate Agents**

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