



## Sunny Crest

Grange-Over-Sands, LA11 6QR

Offers In The Region Of £575,000



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# Sunny Crest

## Grange-Over-Sands, LA11 6QR

### Offers In The Region Of £575,000



*This architect-designed detached house is situated in an excellent location on the edge of the sought-after village of Lindale. Beautifully presented throughout, the property offers generous gardens, ample driveway parking, and a double garage, making it ideal for families or those seeking space and comfort. Conveniently located, it is within 15 minutes of the M6 motorway, Oxenholme railway station, and the charming town of Grange-over-Sands. This unique home combines village tranquillity with easy access to key transport links and amenities.*

Approached via a private, unmade lane, this architect-designed detached home welcomes you with twin five-bar gates opening onto a spacious driveway with ample parking and turning space, as well as easy access to the double garage. A beautifully shaded Indian sandstone patio—perfect for outdoor furniture—leads to the front entrance and also provides French door access to the conservatory.

#### Ground Floor

Stepping into the entrance hall, you'll find internal access to the double garage, a practical utility room with base units, stainless steel sink, and plumbing for a washing machine, and the inner hall, which forms the heart of the ground floor. Stone-flagged flooring runs throughout, complemented by oak-faced internal doors and open spindled stairs rising to the first floor.

The inner hall provides access to a ground floor bedroom, a modern cloakroom fitted with a white suite, and the showpiece open-plan kitchen/dining/living area.

The lounge features engineered oak flooring, a cast iron multi-fuel stove, and a glazed door leading into the conservatory. This charming space includes a dwarf wall, vaulted-style ceiling, and underfloor heating, with triple-aspect glazing offering delightful views over the garden.

The kitchen, by Carl Joseph, is contemporary and thoughtfully designed with sleek units, open integral shelving, and granite work surfaces. A striking inset circular sink unit and central island with built-in drawers and storage complete the space, making it ideal for both family life and entertaining.

The ground floor master bedroom benefits from wet underfloor heating, two built-in single-door wardrobes with hanging rails and shelving, and a stylish en-suite shower room with a three-piece suite, stone-style tiled flooring, and underfloor heating.

#### First Floor

A beautiful staircase with inset square timber spindles returns from the inner hall to the first floor, where a bright landing leads to two additional double bedrooms and a well-appointed family bathroom.

#### Exterior

The surrounding gardens offer a high degree of privacy, with neat lawned areas bordered by divisional fencing. A potting shed is located just across the private lane, and a negotiable summerhouse, equipped with electrics and a four-person hot tub, adds a luxurious outdoor retreat (available by separate negotiation).

This exceptional home combines architectural character with thoughtful design, generous living space, and a sought-after location—just minutes from major transport links and local amenities.

#### Entrance Hall

extends to 9'10" (extends to 3.00)

#### Inner Hall

13'1" x 6'6" (4.0 x 2.0)

#### Cloakroom

#### Lounge

18'4" x 19'0" (5.6 x 5.80)

#### Conservatory

9'10" x 11'5" (3.00 x 3.50)

#### Kitchen

9'6" x 12'5" (2.90 x 3.80)

#### Utility Room

9'10" x 6'2" (3.00 x 1.90)

#### Ground Bedroom

12'5" x 14'1" (12'1") (3.80 x 4.30 (3.70))

#### Ensuite

6'10" x 5'6" (2.10 x 1.70)

#### First Floor Landing

extends to 13'9" (extends to 4.20)

#### Bedroom Two

19'0" x 15'5" (5.80 x 4.70)

#### Walk In Dresser

7'10" x 5'6" (2.4 x 1.7)

#### Bedroom Three

19'0" x 12'1" (5.80 x 3.70)

#### Family Bathroom

9'2" x 8'2" (2.80 x 2.50)

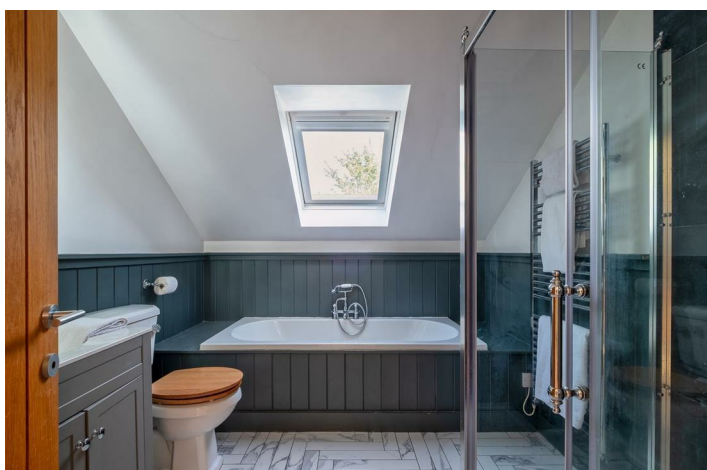
#### Garage

19'8" x 22'3" (6.00 x 6.80)





- Architect-designed detached house
- Family Lounge/Diner/Kitchen and Conservatory
- Generous Gardens, Ample Parking, Double Garage
- Summer House and Hot Tub available via separate negotiation
- Excellent Location on the Edge of Lindale Village
- Ground Floor Master Bedroom with Ensuite Shower Room
- Air Source Central Heating and Underfloor Heating
- Council Tax Band F

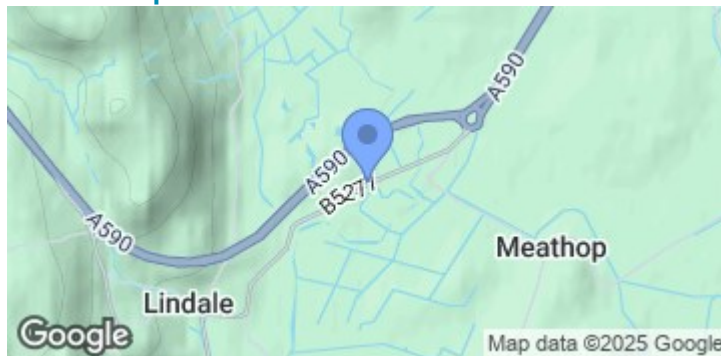




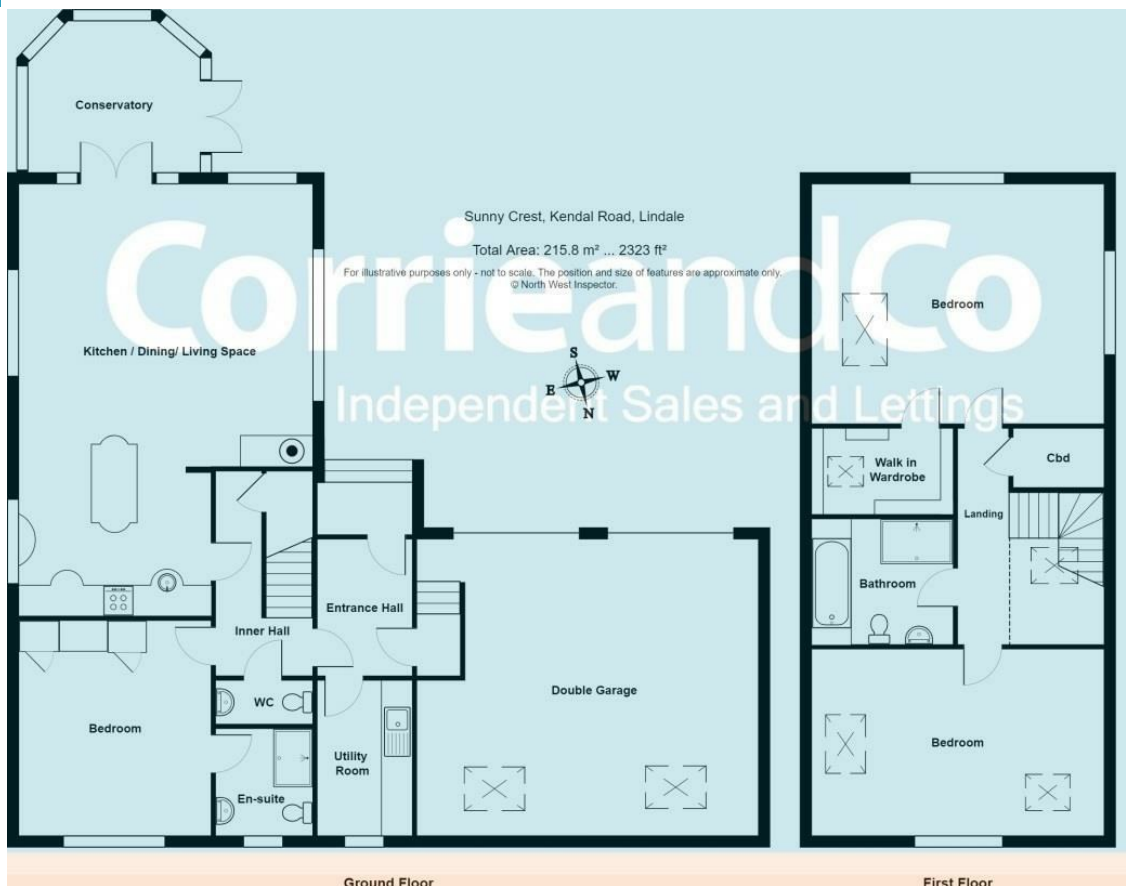
## Road Map



## Terrain Map



## Floor Plan



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