



Ayside, Grange-Over-Sands, Cumbria LA11 6JE

Offers Over £525,000





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3 Bedrooms



2 Bathroom

-
- Character semi-detached home offering excellent opportunity for purchasers to update and make their own.
 - Situated within generous gardens and grounds.
 - Highly accessible location with far-reaching views across Morecambe Bay and the Lake District.
 - Additional land available by separate negotiation.



Comprising a three-bedroom semi-detached property set amongst generous gardens, with a detached double garage. With far-reaching views across Morecambe Bay and the Lake District Fells, this property enjoys a truly enviable position, combining rural charm with excellent accessibility.

Nestled in the small hamlet of Ayside, the property is perfectly placed to enjoy the beauty of the surrounding areas and the convenience of excellent transport links. Set on the edge of the Lake District National Park, the stunning Lakeland scenery is only a 5-minute drive away, offering endless opportunities for walking and exploring. The M6 motorway and nearby rail connections provide good access further afield, with Oxenholme Railway Station providing links to the West Coast Mainline with direct connections to Manchester, London and Glasgow. The property sits within walking distance to a local bus stop with the stagecoach x6 bus route from Ulverston to Kendal. Whether for commuting or leisure, the location provides superb connectivity. For those with younger family, there are some excellent local schools, both primary and secondary, with a choice of private schools close by.



Being a property full of potential, Summer Hill's traditional character and generous grounds offer a superb base from which to create a dream home. Whether a family home, lifestyle retreat or a property with income potential, there is something for everyone with further land available by separate negotiation.



Inside, the property provides generous accommodation, with a central porch leading to an inner hallway. To one side lies a generous lounge with dual aspect and outlook, on the opposite side there is a dining room which connects through to a well-proportioned kitchen. The kitchen provides wall and base units set around a two-oven aga. Beyond is a utility room, providing additional storage, laundry facilities and a personal access door.



The first floor provides three comfortable bedrooms, each enjoying open views over the iconic landscape. The bedrooms share the house bathroom, which is divided into two rooms with Shower Room, WC and wash basin plus separate room with Bath, washbasin and linen cupboard. The principal bedroom has excellent potential for an ensuite bathroom to be added and the accommodation altered to suit a purchaser's needs.

The second floor is accessed via an existing staircase and features two large loft rooms, which provide scope for a variety of uses, such as further bedrooms, a home office or hobby-space.



Surrounding the property are beautiful gardens and grounds, with a private driveway. For those looking for more grounds, additional land can be made available by separate negotiation which offer excellent versatility and potential for those looking for a rural lifestyle. Within the grounds there is a double garage building situated half way along the driveway, providing excellent storage and parking to the front. There is parking for several vehicles and ample turning space.

The setting of Summer Hill is both peaceful and practical. Its highly accessible location offers convenient access without compromising its natural and stunning surroundings.



General Remarks

Services: The property has the benefit of mains water, private sewerage and mains electricity. Heating is by way of an oil fired AGA and central heating system. The property is currently undergoing works to replace the drainage system to ensure this complies with the general binding regulations.

Parking allocated and number of spaces : On site for multiple vehicles,

Construction Type : Stone under slate roof.

Restrictive Covenants : None that we are aware of

Listed building : The property is not listed

Conservation Area / National Landscapes : The property sits on the boundaries of the Lake District National Park

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Footpaths / Bridleways : We are not aware of any footpaths, rights of way or otherwise affective the subject property

Flooding : We are not aware the property has flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone one.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Broadband: Not connected but available locally.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Westmorland and Furness **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA]. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //jugs.another.deduct

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

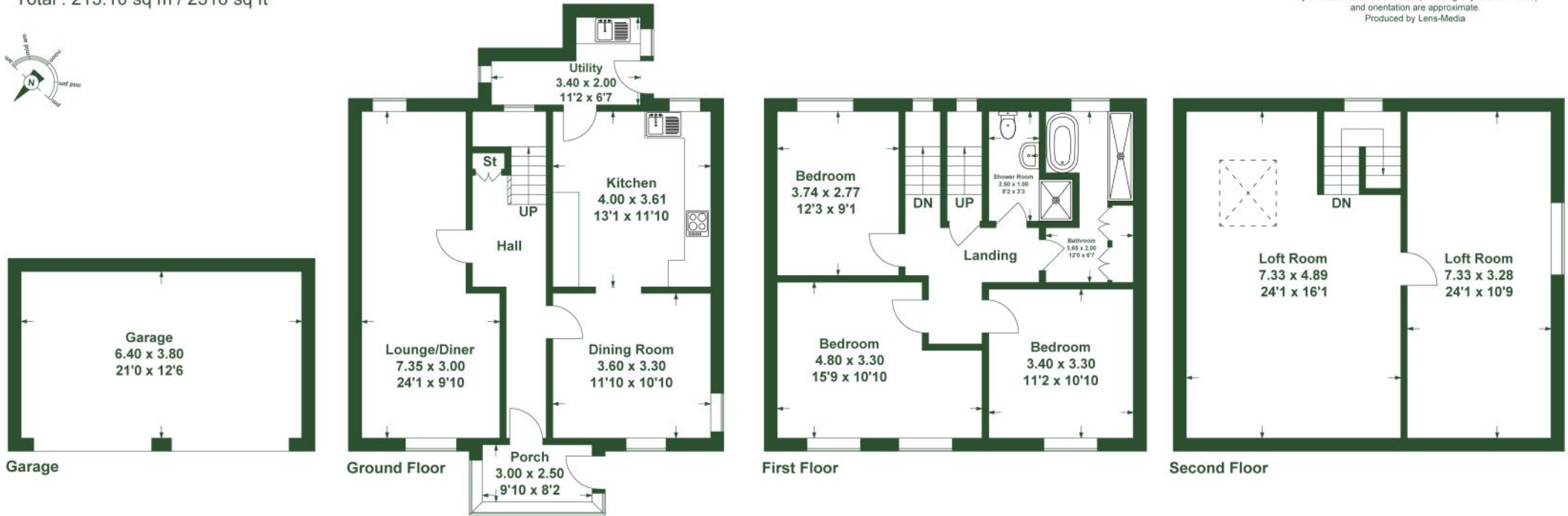
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 190.78 sq m / 2054 sq ft
 Garage : 24.32 sq m / 262 sq ft
 Total : 215.10 sq m / 2316 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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