

# Crossing Cottage Main Street, Grange-Over-Sands – LA11 6DP

Grange-Over-Sands

£250,000



# Crossing Cottage Main Street

Grange-Over-Sands, Grange-Over-Sands

Crossing cottage is an attractive stone built detached Bungalow, steeped in history and located in an enviable position opposite Morecambe Bay shoreline.

This former railway cottage, dating back to the 1800s, once housed a railway worker responsible for tending to the crossing. Nestled in a unique setting, the property offers a peaceful retreat with outstanding views within a railway unique setting.

Boasting a private two-tier walled garden and an outhouse with power, this home is perfect for those seeking a blend of character and modern amenities. Enclosed by gated railings, the front entrance leads to a welcoming porch, and the living room offers a cosy ambience with high ceilings, a focal log burner, and captivating bay views.

The central kitchen features a dining area, outside access, and dual aspect windows. Two double bedrooms provide unobstructed views of Morecambe Bay, delivering a daily dose of seaside serenity.

The property further benefits from a modern fitted shower room complete with a vanity unit sink and a light-up mirror, adding a touch of luxury to daily routines.









Situated just a short 3-minute walk from Morecambe Bay and in proximity to Grange's promenade, this home offers convenience with a range of shops, family oriented pub/restaurant and other services nearby. For commuters, the mainline train station is just a stone's throw away, while the Lake District National Park beckons with its natural beauty a mere 20-minute drive from your doorstep.

Don't miss the opportunity to make this unique property your own, where a blend of history, modern comfort, and coastal charm awaits.

The property features mains drainage, services, as-well as the added benefit of solar panels, mixed of gas central heating/ underfloor and replaced double glazed sash windows to the front, alongside rear double glazing.

Council Tax band: TBD

Tenure: Freehold

EPC: To follow

#### **Porch**

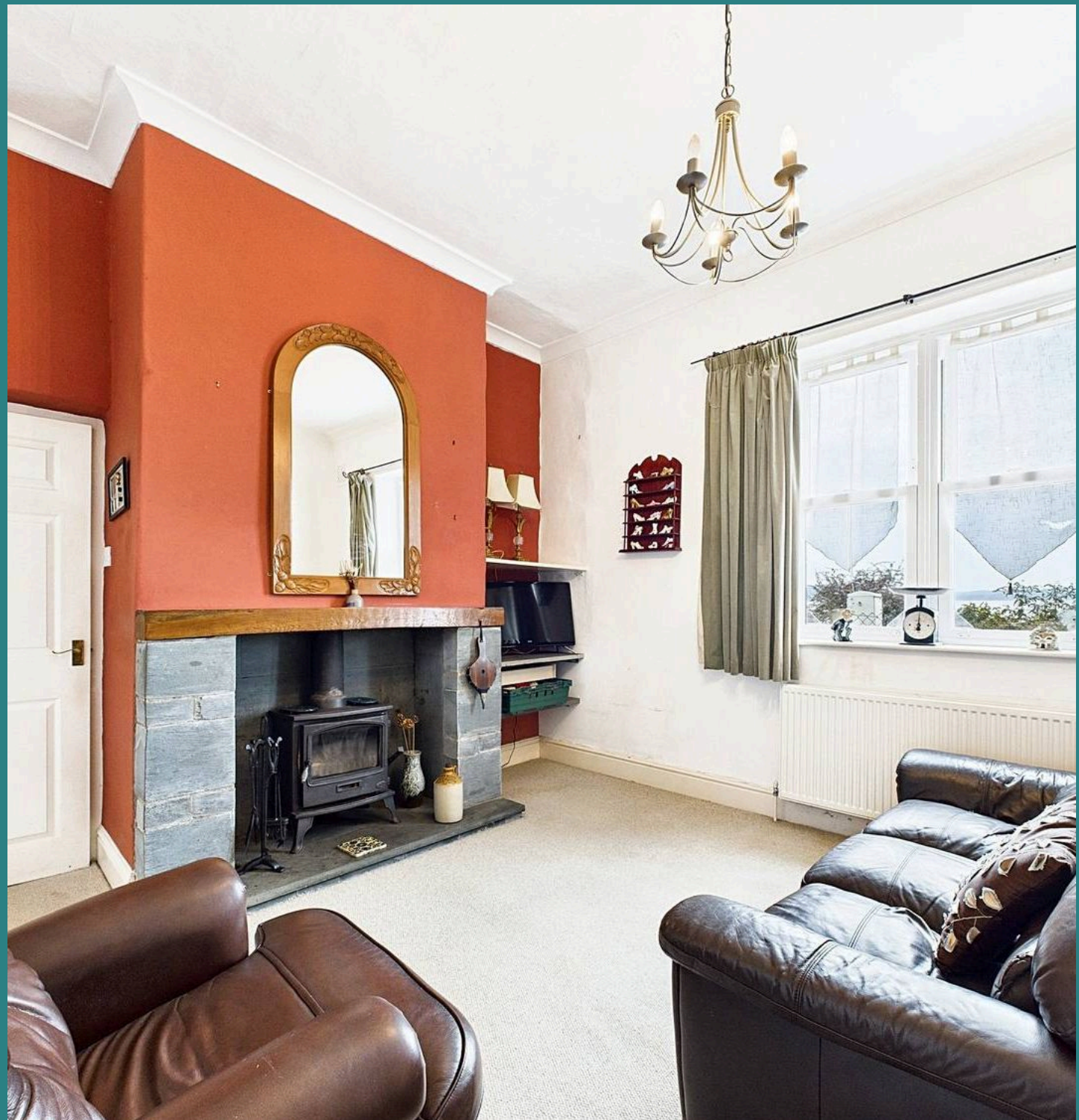
5' 10" x 5' 7" (1.78m x 1.69m)

Built of wooden structure, offering dual aspect double glazing, pendant lighting and dual entry doors into the porch/ inner living room.

#### **Living Room**

11' 11" x 13' 11" (3.63m x 4.25m)

High ceilings, sash windows to the front, pendant lighting and an inspiring feature wall with chimney breast, locating a focal log burner with slate surround/hearth and wooden lintel.





**Kitchen/Diner**

8' 8" x 13' 11" (2.64m x 4.23m)

Shaker style fitted units, wooden effect worktops with space for free standing appliances. Tiled flooring, dual aspect windows and space for dining. Benefitting from T-bar spot lighting and convenient outside access.

**Hallway**

4' 8" x 4' 4" (1.43m x 1.31m)

Access to one of the bedroom and the shower room, benefitting from tiled flooring with underfloor heating and pendant lighting.

**Bedroom One**

10' 2" x 13' 9" (3.10m x 4.19m)

Neutral decor, sash windows towards Morecambe Bay. Inbuilt storage, solid wood flooring and pendant lighting.

**Bedroom Two**

7' 3" x 14' 5" (2.21m x 4.39m)

Small double or a sizable single room. Sash bay view windows, solid wood flooring, neutral decor and pendant lighting.

**Shower Room**

4' 6" x 9' 5" (1.37m x 2.87m)

Tiled wood-style floors, 3/4 height wall tiles, vanity sink unit with light up mirror above. Shower cubicle. W.C. Fitted heated towel rail, underfloor heating and a double glazed window.









## Garden

The boundaries are clearly defined offering gated railings to the front and a split levelled 2 tier garden to the rear, planted with a range of fruit trees and the addition of generously spaced outhouse offering power. Please note that the railway tracks are now prohibited from pedestrian access, creating a serene living environment with less footfall.

## ON STREET

The main promenade carpark is a short 2 minute walkaway and annual residential permits are available, directly from the council.







**Approximate total area<sup>(1)</sup>**

601 ft<sup>2</sup>  
55.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration





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