



1 Graythwaite Court Fernhill Road, Grange-Over-Sands

Grange-Over-Sands

£425,000

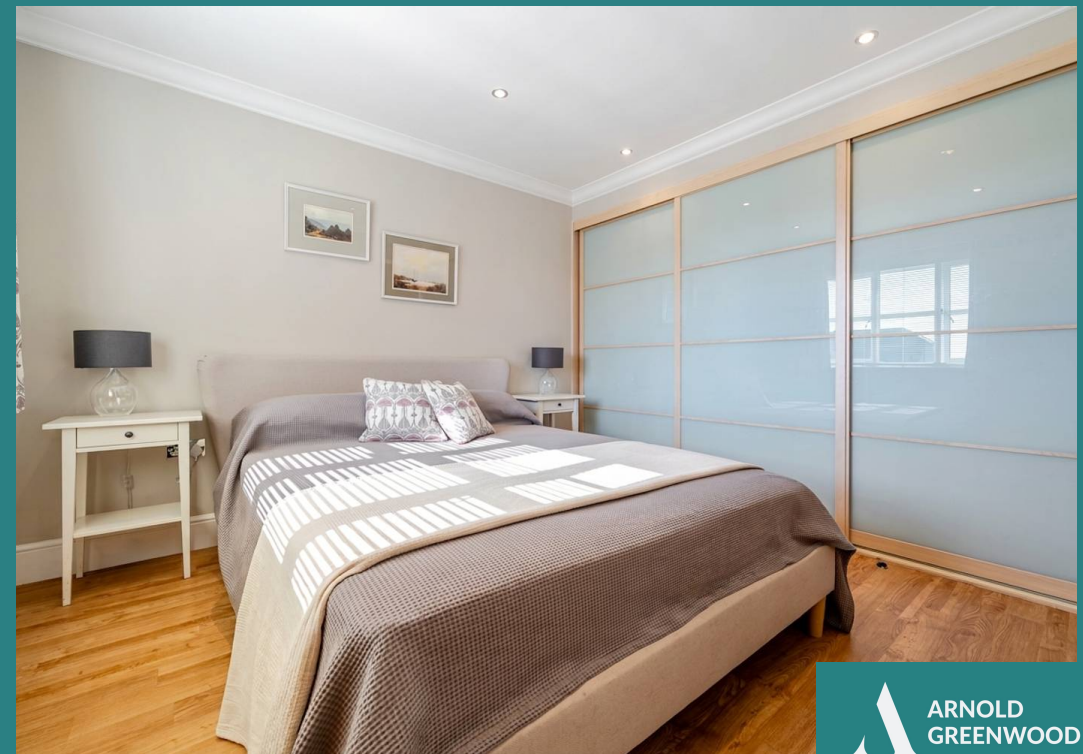
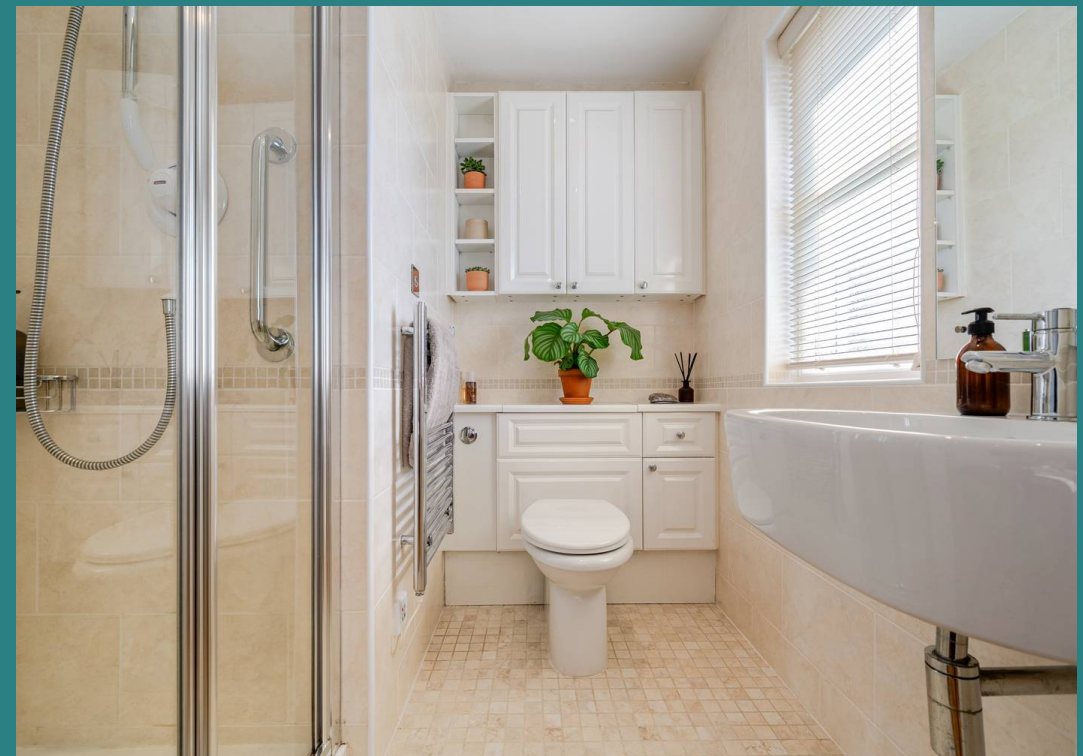
1 Graythwaite Court Fernhill Road

Grange-Over-Sands

This unique three bedroom split level bungalow, the only bungalow on this prestigious development, offers an exceptional opportunity for versatile living within the beautiful former grounds of Graythwaite Manor. Designed by a leading architect and constructed in 2004 by the highly regarded South Lakes builders Priory Lifestyle, this exclusive home is set within a select hamlet that fosters a genuine sense of community, with properties arranged around a central bowling green and an attractive residents' pavilion (ideal for meetings and social gatherings). The bungalow's cleverly designed layout allows for easy living on a single level, with the main bedrooms, a modern bathroom, and an impressive open plan living space all situated at ground level. The heart of the home is the recently updated contemporary breakfast kitchen and dining area, featuring high quality fittings and direct access through French doors to the garden and spacious terrace (perfect for entertaining or relaxing). On the lower ground floor, the property benefits from an integrated garage, utility area, and an impressive inner spiral staircase that leads up to the main hallway. The first floor is dedicated to a luxurious master suite, complete with a contemporary bathroom, providing a private retreat for the homeowners or a welcoming guest suite. Additional features include underfloor heating, off-road parking, an integrated garage, and a large landscaped garden extending to the rear and side.













GARDEN

The landscaped gardens provide an attractive setting for both everyday living and entertaining. The private, enclosed rear garden is partly laid to lawn, featuring a spacious terrace and an attractive rockery. Providing an excellent connection between the house and garden. To the front and side, the beautifully landscaped and well-maintained gardens further enhance the property's appeal with established planting and feature drystone walls. Residents also enjoy access to the communal bowling green and pavilion.

Garage / Single Garage

Driveway / 1 Parking Space

Location / Area

Residents of Graythwaite Court enjoy exclusive use of the bowling green and the well-appointed Pavilion, which offers a private social space with kitchenette and W.C for community events. The property boasts wonderful views over the bowling green towards Morecambe Bay and is ideally situated in the picturesque coastal town of Grange Over Sands, renowned for its scenic promenade, ornamental gardens, and a wide selection of independent shops and local amenities. Located on the edge of the Lake district National park with accessible road and rail links. This outstanding home combines comfort, style, and a welcoming community atmosphere, making it a rare opportunity for those seeking a distinctive and adaptable residence in an exclusive setting.

Service Charge

The service charge covers the community upkeep of residential grounds, the bowling green and the pavilion. The house and the private garden the are the responsibility of the individual owners. As of 2024/25 the annual service charge was £350.00 per year.





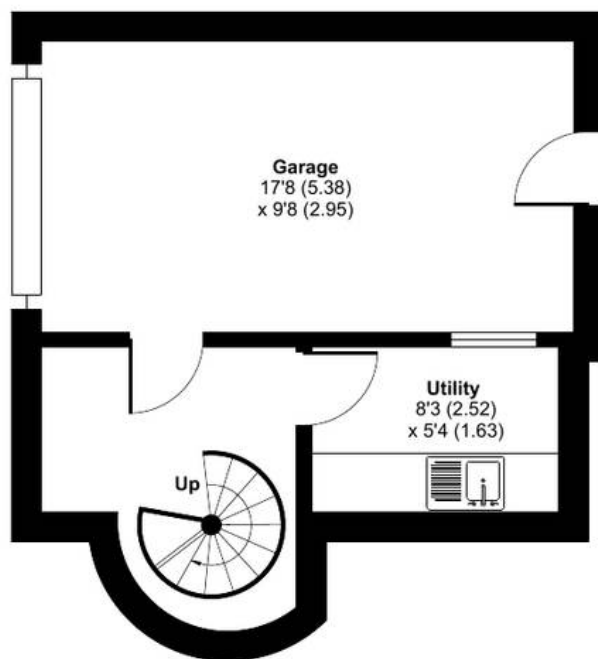
Graythwaite Court, Grange-over-sands , LA11

Approximate Area = 1219 sq ft / 113.2 sq m

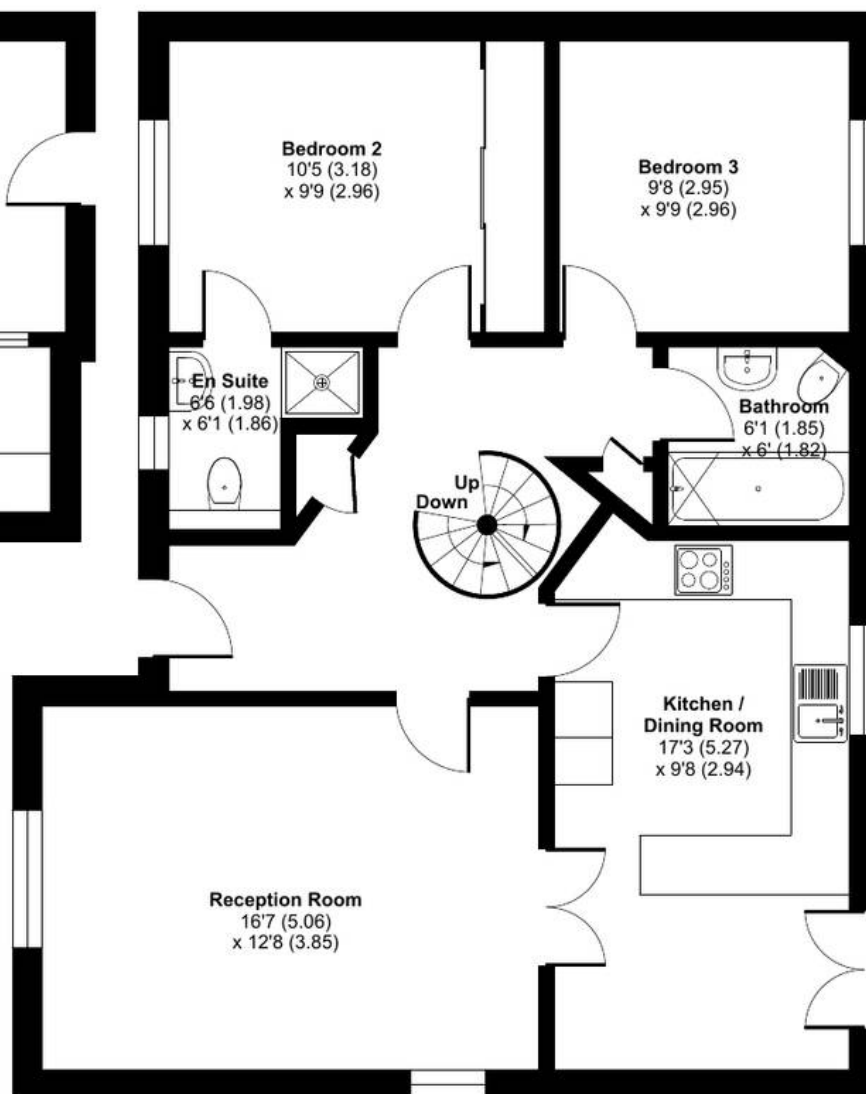
Garage = 173 sq ft / 16 sq m

Total = 1392 sq ft / 129.2 sq m

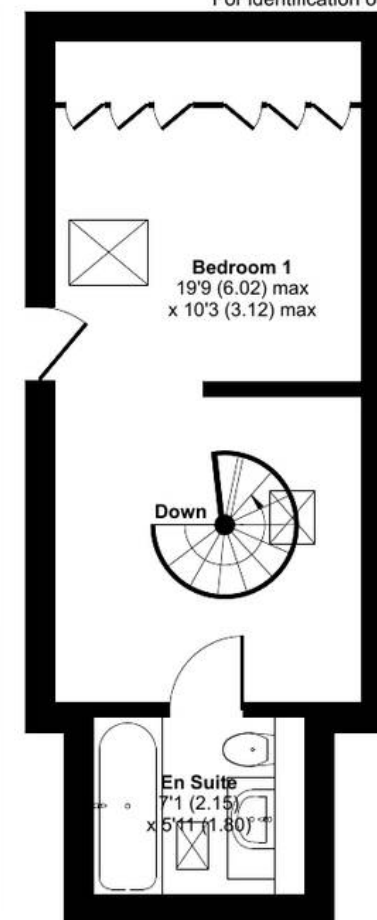
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Arnold Greenwood Estate Agents. REF: 1493224



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