



Olive Tree, Apt.6 Hazelwood Court, Lindale Road  
Grange-over-Sands  
Asking Price £450,000

Your Local Estate Agents  
Thomson Hayton Winkley



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



A beautifully presented luxury apartment with spectacular views across Morecambe Bay forming part of an impressive Victorian property situated on the fringe of Grange-over-Sands. Having a sitting room, dining kitchen and further dining area, three bedrooms, bathroom, en suite shower room and allocated parking.







## OLIVE TREE

Occupying an elevated position amidst four acres of private grounds Hazelwood Court, c.1897 is one of the areas most imposing buildings commanding outstanding panoramic views across Grange-over-Sands golf course towards Morecambe Bay. The Victorian property houses eleven luxury apartments which offer low maintenance permanent residences, second homes or holiday let investments.

Situated on the outskirts of the Lake District National Park within walking distance of Grange-over-Sands where the many amenities include restaurants, bars, shops, convenience stores, a post office, library, The Promenade and a railway station. Hazelwood Court offers access to great walks within the woods and surrounding countryside and it is within easy reach of the picturesque village of Cartmel, the market town of Kendal, The Lake District National Park and the M6.

The beautifully presented accommodation offers a dual aspect sitting room, excellent dining kitchen, additional dining area, three bedrooms, with one having an en suite shower room and a bathroom. The apartment benefits from sliding sash windows and gas central heating and is offered for sale with no upper chain.

Outside offers communal gardens, allocated parking for two vehicles and visitor parking.

## ENTRANCE

5' 9" max x 4' 4" max (1.76m x 1.33m)

Painted entrance door, single glazed sliding sash window, radiator.

## ENTRANCE HALL

20' 6" max x 15' 5" max (6.26m x 4.72m)

Radiator, coving.

## SITTING ROOM

17' 0" max x 14' 10" max (5.19m x 4.54m)

Dual aspect single glazed sliding sash windows, radiator, decorative electric fire to feature fireplace.

## DINING KITCHEN

16' 0" max x 10' 9" max (4.90m x 3.28m)

Two single glazed sliding sash windows, radiator, excellent range of base and wall units, sink, built in oven and combination microwave, induction hob with extractor/filter over, integrated fridge, freezer and dishwasher, built in washing machine, gas combination boiler, recessed spotlights, under wall unit lighting.

## DINING SPACE

17' 1" max x 7' 6" max (5.22m x 2.29m)

Single glazed French doors, radiator, coving.

## BEDROOM





16' 2" max x 12' 10" max (4.93m x 3.92m)

Single glazed sliding sash windows, radiator, recessed spotlight, coving.

### **EN SUITE**

7' 6" x 3' 10" (2.29m x 1.17m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, tiling to walls and floor.

### **BEDROOM**

12' 8" max x 10' 17" max (3.87m x 3.10m)

Single glazed sliding sash window, radiator, built in cupboard.

13' 6" max x 8' 0" max (4.12m x 2.46m)

Single glazed sliding sash window, radiator, loft access.

### **BATHROOM**

6' 6" x 5' 6" (1.99m x 1.68m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, recessed spotlights, extractor fan, tiling to walls and floor.

The development lies within extensive private grounds which includes four acres of communal, landscaped gardens and seating areas to soak up the views and mature woodland. There is allocated parking for two vehicles and ample visitors parking.

### **SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

### **COUNCIL TAX BANDING**

Currently Band deleted as per the Valuation Office website.

### **LEASEHOLD INFORMATION**

LEASE LENGTH 999 years from TBC

GROUND RENT £100 per annum

SERVICE CHARGE £2,200 per annum

### **BEDROOM**



### **OUTSIDE**





Olive Tree, Apt. 6 Hazelwood Court, Lindale Road, Grange-Over-Sands

Total Area: 116.9 m<sup>2</sup> ... 1258 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### DIRECTIONS

From Windermere head south on the A592 Newby Bridge Road. At the roundabout take the first left on to the A590 in the direction of Kendal. At the next roundabout turn right on to the B5277 signposted Grange and continue to the mini roundabout in Lindale. Take the first left towards Grange and continue for approximately 1 mile and the driveway for Hazelwood Court is located on the right just after the sign for Grange Golf Club on the left.

### WHAT3WORDS:

holiday.rebounded.sport

## Your Local Estate Agents Thomson Hayton Winkley



Kendal Office  
112 Stricklandgate  
Kendal  
T. 01539 815700

E.kendal@thwestestateagents.co.uk

Windermere Office  
25b Crescent Road  
Windermere  
T. 015394 47825

E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office  
Palace Buildings  
Grange-over-Sands  
T. 015395 33335

E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office  
29 Main Street  
Kirkby Lonsdale  
T. 015242 71999

E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents  
Best Small Agency in North West

Gold Sales | Gold Lettings

