



Mulberry, Apt.8 Hazelwood Court,
Lindale Road, Grange-over-Sands

Your Local Estate Agents
Thomson Hayton Winkley



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 open plan kitchen, dining and living space, three bedrooms, two en suites, bathroom and allocated parking.







MULBERRY

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 open plan kitchen, dining and living space, three double bedrooms, with two having en suite shower rooms, a four piece bathroom and ample storage. 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

6' 0" x 5' 10" (1.83m x 1.78m)

Painted entrance door, single glazed sliding sash window, radiator, built in cupboard, coving.

ENTRANCE HALL

22' 9" max x 12' 11" max (6.94m x 3.94m)

Three single glazed sliding sash windows, two radiators, built in storage cupboard housing plumbing for washing machine, built in cupboard housing gas combination boiler, overhead storage, recessed spotlights, coving.

KITCHEN, DINING AND LIVING SPACE

29' 0" max x 22' 1" max (8.84m x 6.74m)

Seven single glazed sliding sash windows, three radiators, excellent range of base and wall units, sink, built in oven and combination microwave, induction hob with glass splashback and extractor/filter over, integrated fridge, freezer, dishwasher and wine cooler, breakfast bar with feature pendant lighting, recessed spotlights, coving.





BEDROOM

16' 1" max x 12' 5" max (4.92m x 3.81m)

Two single glazed sliding sash windows, two radiators, coving.

EN SUITE

8' 4" x 3' 10" (2.55m 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, fitted mirror, tiling to walls and floor.

BEDROOM

15' 3" x 7' 11" (4.66m x 2.43m)

Two single glazed sliding sash windows, two radiators, coving.

EN SUITE

8' 3" x 3' 10" (2.53m 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, fitted mirror, tiling to walls and floor.

BEDROOM

13' 10" x 8' 5" (4.22m x 2.58m)

Two single glazed sliding sash windows, two radiators, coving.

BATHROOM

8' 11" max x 7' 0" max (2.73m x 2.14m)

Single glazed sliding sash window, heated towel radiator, four piece suite in white comprises W.C., wash hand basin, bath and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror, tiling to walls and floor.

OUTSIDE

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.

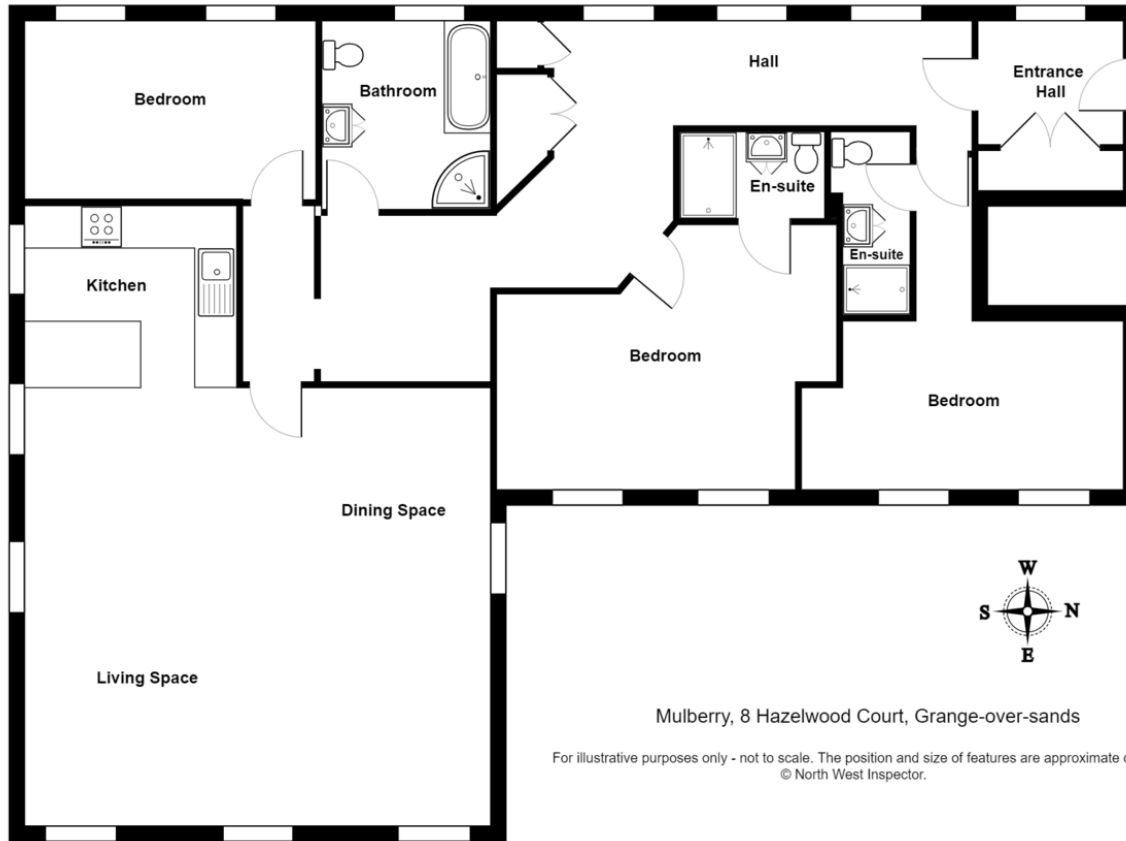
LEASEHOLD INFORMATION

LEASE LENGTH 999 years from TBC

GROUND RENT £100 per annum

SERVICE CHARGE £2,200 per annum





Mulberry, 8 Hazelwood Court, Grange-over-sands

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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

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.

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

