

Grange-over-Sands

£500,000

Berry Bank House, 15 Oversands View, Grange-over-Sands, Cumbria, LA11 7BW

Built in 2017 by the highly regarded local developers Russell Armer, Berry Bank House is now being offered for sale for the first time since new.

This impressive detached home offers spacious, versatile accommodation and enjoys delightful views across Morecambe Bay. Set in a peaceful and highly sought-after cul-de-sac, it combines contemporary comfort with a tranquil setting.

The distinctive internal design makes exceptional use of natural light and perfectly frames the property's enviable outlook. While ideally suited to families, the layout – featuring bedrooms on both floors – will also appeal to those looking for flexible or lateral living.

Tastefully decorated in neutral tones, the home feels bright, airy, and welcoming throughout. With a private rear garden, generous parking (with EV charge point), and a garage, Berry Bank House represents an ideal

4	3	1	B	*Ultrafast - Fibrus*	*Garage and Parking*

Quick Overview

Super views towards Morecambe Bay

Modern, detached family home

Quiet, residential cul-de-sac

Convenient access to amenities

Built in 2017 by Russell Armer

Spacious and versatile

Garage and Parking

Rear Garden

No upper chain

Ultrafast Fibrus

Property Reference: G3174



View



Breakfast Kitchen



Breakfast Kitchen



Lounge

Oversands View is a high quality hillside development offering a variety of styles of property in a convenient and popular, quiet residential development. Built in 2017 these high quality homes were built to a high specification with a high quality finish throughout and maximising views- all situated on the edge of the town, handy for the local amenities.

The front door opens into a bright and welcoming Hallway, featuring high ceilings and stairs leading down to the Lower Ground Floor. Off the Hallway is a convenient Cloakroom with WC and wash hand basin. The Breakfast Kitchen offers ample space for a table and chairs and takes full advantage of magnificent views across Morecambe Bay. It is fitted with a modern range of gloss off-white and wood-style wall and base cabinets, complemented by a granite-style work-surface, deep stainless steel sink, induction hob, electric oven, and integrated appliances including dishwasher, fridge freezer, and washing machine. The Lounge is a well proportioned, light-filled room with dual-aspect windows and French doors opening onto a balcony that captures the stunning views towards Morecambe Bay and beyond. There is also the spacious Master Bedroom enjoying dual-aspect windows and a contemporary En-suite Shower Room with attractive neutral tiling WC, wash hand basin and large shower enclosure.

From the hallway, stairs lead down to a Half Landing, passing the external 'front door' and further to the Lower Hallway with airing cupboard and a generous under-stairs storage cupboard. Bedroom 2 is a well-sized double room with a modern En-suite Shower Room. Bedroom 3 is also a good double with French doors opening directly onto the Garden. Bedroom 4 is currently used as a Study/Utility Room and features attractive fitted storage cupboards along with a convenient 'Kitchenette' area with sink. Door to Garden. The family Bathroom is presented in a modern style with a white 3 piece suite comprising bath, wall-mounted wash hand basin and WC. Half-tiled walls in a neutral finish and a chrome ladder style radiator.

Externally there is ais a Single Garage with electronic roller door, power and light. It has plumbing for a washing machine, Belfast sink and houses the wall mounted gas central heating combi boiler. Parking is provided for 2/3 vehicles on the brick set driveway with EV charge point and concealed bin store. The Garden is fully enclosed, pretty and manageable with paved pathways, lawn, sunny gravelled patio and well established beds. Pedestrian gated access to road.



Breakfast Kitchen



Lounge



View from Balcony



Bedroom 1



Bedroom 2



Bedroom 3

Location: The Edwardian town of Grange-over-Sands has many facilities and amenities including Primary School, Library, Post Office, Railway Station, Shops, Cafes and Tea Rooms and of course the picturesque, mile long level Edwardian Promenade, Ornamental Gardens and Band Stand. The delightful village of Cartmel is approx 2 miles away with its award winning pubs and restaurants and established Racecourse. Convenient for the A590 and M6.

From Grange town centre, follow the main road westwards towards Allithwaite. Having passed Cartmel Grange nursing home (the big pink building on the hill on the right), Oversands View is located approximately a further 200 yards on the left hand side as the road levels out. Turn left into the development and first left. No. 15 can be found on the right hand side.

What3words: clashes.breezy.convinces

Accommodation (with approximate measurements)
Hallway
Cloakroom
Breakfast Kitchen 15' 10" x 10' 2" (4.85m x 3.10m)
Lounge 17' 10" x 12' 10" (5.44m x 3.92m)
Bedroom 1 13' 8" x 11' 11" (4.17m x 3.64m)
En-Suite Shower Room
Lower Hall
Bedroom 2 15' 4" max x 9' 10" (4.69m max x 3.00m)
En-Suite Shower Room
Bedroom 3 12' 10" x 11' 4" (3.92m x 3.47m)
Utility Room/Study/Bedroom 4 14' 6" x 10' 6" (4.43m x 3.21m)
Bathroom
Garage 19' 10" x 10' 4" (6.05m x 3.15m)

Services: Mains electricity, gas, water (meter) and drainage. Gas central heating to radiators. EV Charge point

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band F. Westmorland and Furness Council.

Service Charge: Amounts to £123.57 per annum 07/2025-06/2026 for the upkeep of the open communal spaces.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 1



Bedroom 3



Garden



Bedroom 4 - Utility Room



Garage and Parking

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1400 - £1500 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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Call 015395 32301 or request online.

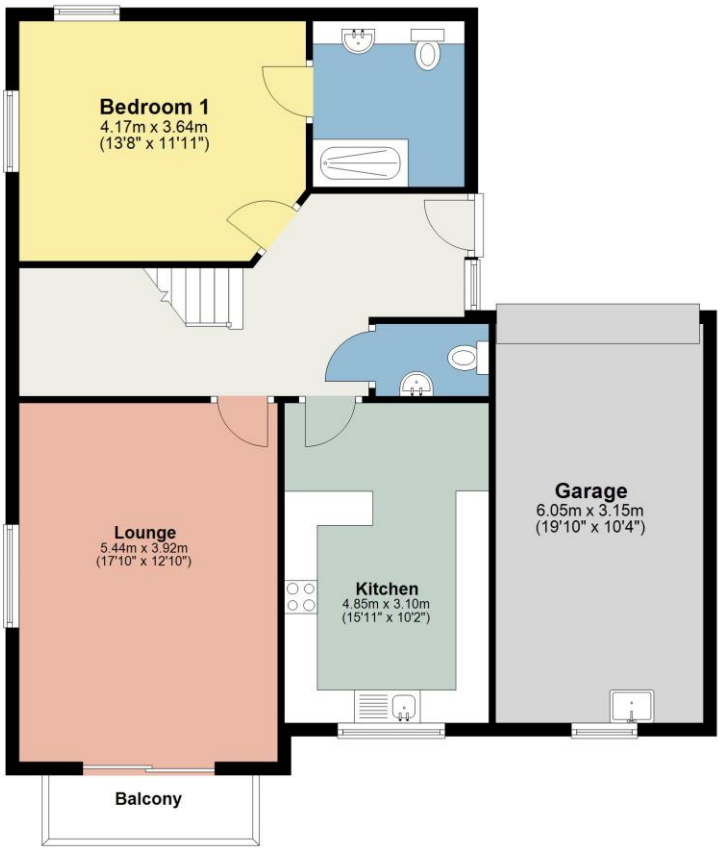


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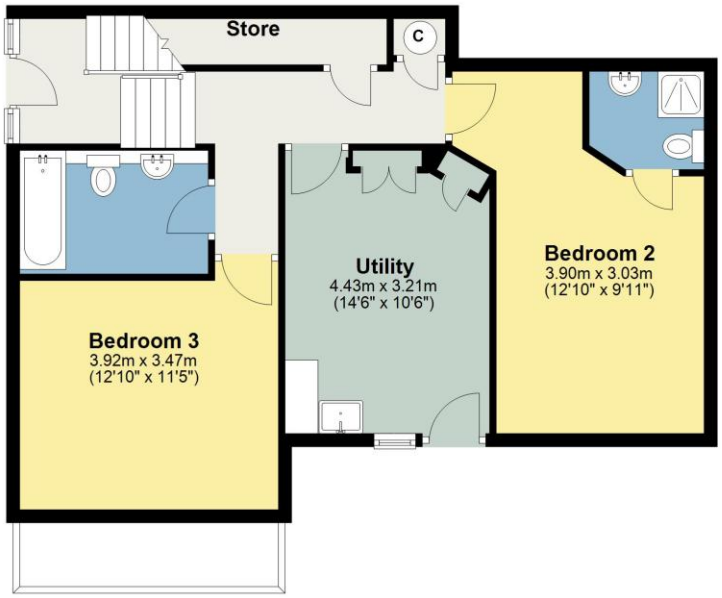
Ground Floor

Approx. 96.0 sq. metres (1033.5 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



Total area: approx. 162.6 sq. metres (1750.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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