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Coach House
Windermere Road | Grange-Over-Sands | Cumbria



“A characterful stone-built coach house in a wonderfully private woodland setting, with approximately one acre of private woodland and substantial undeveloped basement space”

The Property

Tucked into an exceptionally private woodland setting, The Coach House is a distinctive stone-built house offering approximately 2,700 sq ft of accommodation, together with substantial undeveloped basement space and around one acre of private woodland. Reached along a tree-lined private drive, the house has an appealing sense of seclusion from the outset, its traditional stone elevations, vivid red coach house doors and mature surroundings giving it considerable individuality.

The interiors retain much of the character suggested by the exterior, with exposed beams, substantial roof timbers and carefully retained original details appearing throughout. At the same time, the accommodation is generous and practical, with a particularly large principal living room, a spacious kitchen and flexible rooms arranged over three levels.

The main entrance is approached through a useful sun porch, large enough for seating and positioned to enjoy the surrounding greenery. From here, a stable door opens into the study, which could equally serve as a fourth bedroom. Its position beside the utility room and ground-floor cloakroom/WC gives this part of the house useful flexibility for guests, home working or those looking for predominantly ground-floor accommodation. Provision is already in place to add a shower within the cloakroom if required.

The entrance hall introduces some of the property's most interesting original detailing. An impressive studded timber door with decorative ironwork forms a particular focal point, complemented by sections of painted ornate timber panelling, while the staircase rises towards the first-floor accommodation.



The kitchen is a generous and informal room, with windows looking into the woodland and a window seat providing a natural place to pause and enjoy the setting. Pale cabinetry is paired with grey tiled splashbacks and a deep farmhouse-style sink, while the stone-tiled floor reinforces the property's country character. A distinctive sky-blue oil-fired Aga sits alongside a built-in NEFF oven, integrated dishwasher and further appliance space.

At the centre, a substantial island provides extensive preparation space together with breakfast-bar seating and incorporates a NEFF induction hob. The scale of the room allows cooking and informal dining to sit comfortably alongside one another without feeling crowded. A separate utility room provides space and plumbing for laundry appliances and houses the oil-fired boiler.

Glazed pocket doors open from the kitchen into the lounge, a particularly impressive room of generous proportions. Exposed ceiling beams give definition to the space, while windows on several sides bring in plenty of natural light and frame the woodland surroundings. A wood-burning stove occupies one corner, creating a strong focal point, and broad glazed doors open directly outside. Despite its scale, the room retains a comfortable character and works equally well for everyday living and entertaining.

The staircase rises to a light half landing, where a rooflight and extensive exposed structural timbers make an immediate impression. The roof structure remains visible throughout much of the upper floor, lending considerable character to the bedroom accommodation.

Bedroom 1 extends to around 24 feet in length and is a particularly spacious room, with exposed beams, timber-effect flooring and two rooflights. Bedroom 2 is another generous double, benefiting from both a rooflight and lower-level window, while Bedroom 3 provides further comfortable double accommodation beneath the exposed roof structure.





A further unfinished room has already been provided with plumbing and was intended for use as an additional bathroom. It offers considerable flexibility and could instead be finished as a nursery, dressing room or additional bedroom, depending upon requirements.

The family bathroom has been finished in a more traditional style, with painted panelling, exposed roof timbers and natural light from a rooflight. A freestanding roll-top bath forms the centrepiece, accompanied by a separate shower enclosure, WC and wash basin set upon an antique-style timber cabinet.

One of the most interesting aspects of The Coach House lies beneath the main accommodation. The lower ground floor remains largely undeveloped and provides a substantial amount of additional space across three rooms. The principal basement retains its original flagged floor and two former stalls, reflecting the building's earlier use, while an adjoining room has original double doors providing external access.

A smaller room beyond is particularly characterful, with a fireplace and high-level window, and is thought to have historically served an ancillary role connected with the stables. Some plumbing is already present within the basement. Subject to the necessary consents, the space offers considerable scope for a variety of future uses, whether incorporated into the main accommodation or adapted for leisure, working or ancillary purposes.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

LA11 6EX

Band E

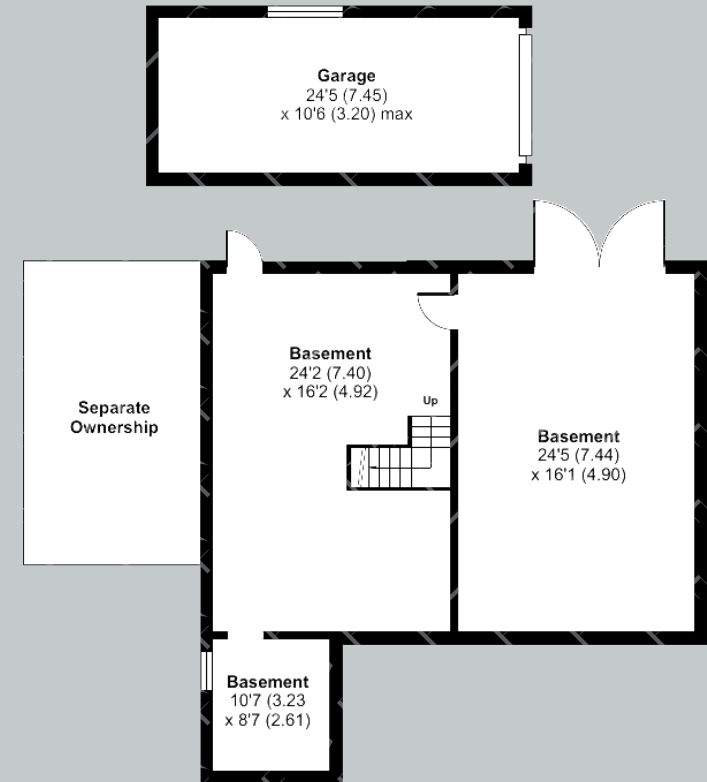
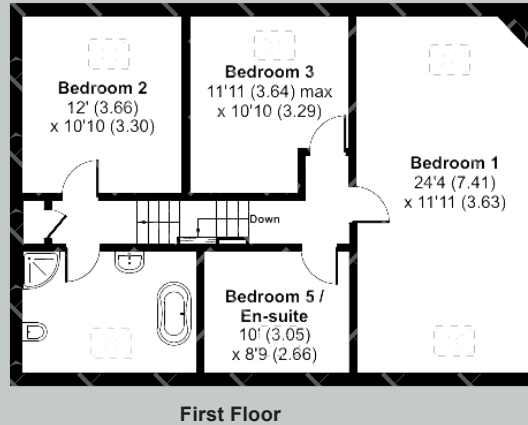
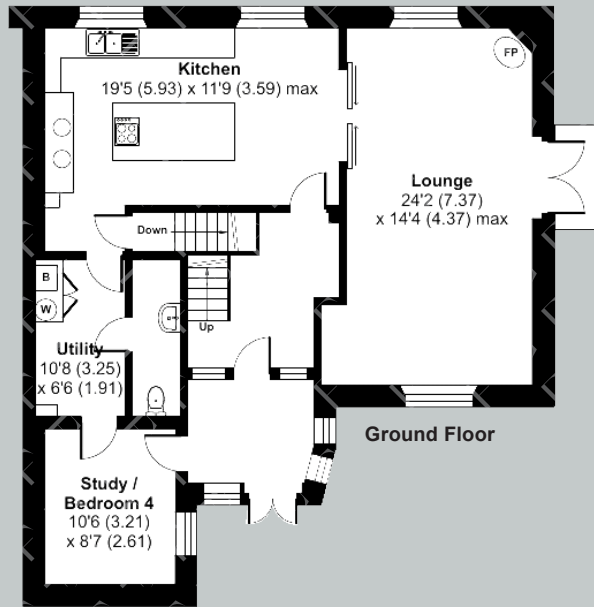
Rating E

Freehold

Services

Mains electricity and water. Oil fired central heating.
Septic tank drainage. System installed approximately 10 years ago to accommodate basement conversion.

Floor Plans



Total area: approx. 274.7 sq. metres (2958 sq. feet) including garage.

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Viewings Strictly by Appointment



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