



GREENWAYS, WITHERSLACK, GRANGE OVER SANDS, CUMBRIA, LA11 6SG
£1,150,000

MILNE MOSER
SALES + LETTINGS



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DOUBLE GARAGE &
PARKING

OVERVIEW

Simply stunning!!!were the most appropriate words that we could find to best describe this one-of-a-kind Lake District property.

Designed and constructed by the current owners, Greenways is a fabulous, detached family home that has met and by far exceeded its brief of providing a truly unique residence taking in the natural aspect of the gently elevated location and to maximise the use of space and natural light throughout.

The free-flowing accommodation will both surprise and delight those lucky enough to view and is complemented by the thoughtfully planted private and mature gardens and grounds which extend to over half an acre.

Greeting you through the handmade bespoke solid oak door is a stunning reception hallway featuring polished Travertine flooring and showcasing the handcrafted staircase and glazed gallery. A twenty-five-foot family room really sets the scene for this amazing home with oversized rooms featuring sumptuous living accommodation. The impressive bespoke English designer kitchen features a central island and has been kitted out with a full complement of Neff and Bosch appliances from.

The first-floor mezzanine is architectural brilliance at its best, with a free flowing sitting area opening up to a stunning vaulted ceiling.

The master bedroom offers indulgent surroundings again emphasizing size and space with not one but two sets of French doors leading onto the balconies. Completing the scene is a walk-in wardrobe and luxurious en suite. The three further en suite double bedrooms provide more than adequate family or visitors space and a family bathroom; home office and double integral garage are also part of the package.





The gardens and grounds have been thoughtfully designed with both hard and soft landscaping creating private areas interspersed with now mature planting and all taking in the raised site and open aspect.

A truly inspirational home and one which would be a shame to miss.

ACCOMMODATION

From the driveway, slate steps lead up to the solid oak front door and into:

PORCH

7' 5" x 6' 8" (2.25m x 2.03m)

Glazed to two sides and a glazed door to the Reception Hallway with Travertine flooring which unifies the two spaces.

RECEPTION HALLWAY

21' 1" x 19' 7" (6.42m x 5.95m)

A statement entrance to the house with a sweeping handcrafted staircase with Glazed balustrades leading up to the fabulous gallery. The seamless Travertine flooring is complemented by a feature polished Travertine wall and continues into the kitchen with natural light beaming in through the full height windows. An inner hall area has stairs leading down to the double garage.

CLOAKROOM

7' 6" x 5' 6" (2.30m x 1.68m)

Roca sanitary ware with a wash basin and WC.

LIVING ROOM

25' 5" x 19' 6" (7.74m x 5.94m)

A stunning family room taking in the views over the landscaped gardens with French Doors leading to the rear terrace. A contemporary marble fireplace is inset with an LPG fire and there is a flue in place for an open fire or wood burning stove if you prefer.

FAMILY KITCHEN DINER

26' 4" x 19' 6" (8.02m x 5.94m) max

Perfect for social occasions or family meals, the kitchen diner has French doors leading to the rear terrace and has been designed and manufactured by a specialist English company. Corian style worktops and an island unit are complemented by Neff and Bosch appliances and are fitted throughout including a hob with canopy above, a slide and hide electric oven, combination microwave and



warming drawer, two fridges and a freezer, dishwasher and a coffee machine.

MEZZANINE

21' 2" x 24' 2" (6.45m x 7.35m) max

The glazed gallery is a statement feature being open to the vaulted ceiling and providing additional reception space for a lounge or TV room.

MASTER SUITE – BEDROOM, ENSUITE & WALK IN WARDROBE

Master Bedroom 17' 9" x 19' 6" (5.40m x 5.94m) max

Dressing Room 10' 0" x 5' 1" 93.05m x 1,54m)

Ensuite 8' 1" x 9' 8 (2.47m x 2.93m)

The stylish master bedroom has two sets of French doors leading to the private and shared balconies and has fitted contemporary furniture and drawer units which continue within the walk-in wardrobe. The ensuite has a tiled floor and part tiled walls, a quadrant shower cubicle, WC and contemporary wash hand basin.

BEDROOM TWO & ENSUITE

Bedroom 21' 9" x 13' 11" (6.63m x 4.23m)

Ensuite 8' 1" x 6' 5" 92.46m x 1.96m)

A second large double bedroom with oak flooring. The ensuite is fitted with a quadrant cubicle, a wash hand basin and WC.

BEDROOM THREE & ENSUITE

Bedroom 21' 4" x 13' 1" 96.50m x 4.00m) max

Ensuite 6' 4" x 5' 9" (1.94m x 1.76m)

Another generous double bedroom with French doors leading to a shared balcony. The ensuite has a quadrant cubicle, WC and a wash hand basin.

BEDROOM FOUR & ENSUITE

Bedroom 17' 0" x 10' 4" (5.19m x 3.14m)

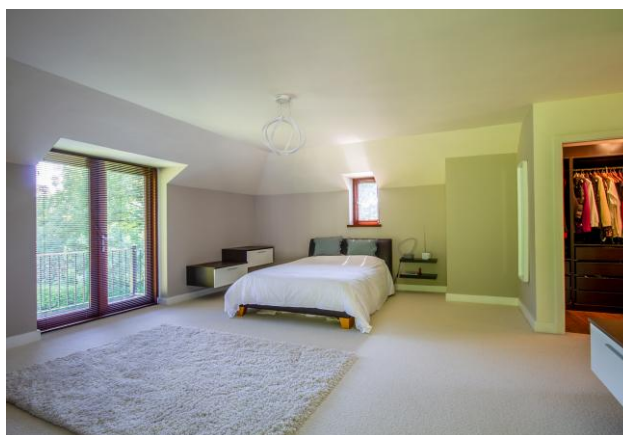
Ensuite 7' 5" x 5' 5" (2.26m X 1.65m)

Having a view over the garden at the side, the fourth double bedroom also has an ensuite with a wash hand basin, quadrant cubicle and a WC.

FAMILY BATHROOM

9' 2" x 7' 10" (2.79m x 2.40m)

A fully tiled family bathroom fitted with a three-piece suite comprising bath, pedestal wash hand basin and a WC.





Approx. Total Area: 4302 ft² ... 399.7 m² (excluding balcony)

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only.





OFFICE

13' 4" x 6' 5" (4.06m x 1.96m)

A must have in modern homes providing full space for those running a business or looking to work from home.

EXTERNAL

A fitting entrance for any rural property situated in the Lake District National Park is a cattle grid together with a pedestrian gate leading onto the sloping driveway. The gardens and grounds extend to just over half an acre with a lower-level lawn interspersed with mature trees at the front and which is bounded by traditional walling and laurel hedging. The lawn continues to the side and around the property onwards to the rear. Two private terraces have been created, one at the rear connecting to the Living Room and Kitchen Diner and one accessing the Sitting Room/Hallway at the side. Surround by mature planting, the side terrace offers privacy whilst dining outside with views across the garden and towards distant woodland. The terrace at the rear is partially below the balcony and there is a fire pit with seating providing space for evening socialising.

DOUBLE GARAGE

21' 11" x 20' 9" (6.68m x 6.33m)

A full-size double garage with twin electric up and over doors, sink unit, and plumbing for a washing machine. The LPG boiler is located within the garage.



DIRECTIONS

Heading on the A590 west towards Grange over Sands and Barrow in Furness, turn right towards Mill Side and Beck Head. Continue on the lane turning right at the mill pond. The property is a short distance to the right-hand side.

what3words:///openly.putter.drivers

GENERAL INFORMATION

Services: Mains Water and Electric. Heating by LPG. Drainage via Modern Septic Tank - Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold. Located within Lake District National Park

Council Tax Band: G

EPC Grading: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	57 D
39-54	E		
21-38	F		
1-20	G		

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