



MONKS REST, 12 CART LANE, GRANGE-OVER-SANDS, CUMBRIA, LA11 7AB  
**£425,000**

**MILNE MOSER**  
SALES + LETTINGS

MONKS REST, 12 CART LANE  
KENTS BANK  
GRANGE-OVER-SANDS  
LA11 7AB



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#### OVERVIEW

A picture postcard property in a lovely location - with views across the bay and delightful outdoor spaces, Monks Rest must be viewed internally. Grade II listed and dating back to the 17th Century, this historic house is larger than expected and will suit modern family living. Nods to the past are evident throughout, with little touches including stained glass, handmade door furniture, exposed beams and mullioned windows. The ground floor has a lovely sitting room with period fireplace and there is a dining room, kitchen and rear porch. The first floor has four bedrooms (or three and a study) and a house bathroom. Externally, there is a delightful front garden, a rear garden planted with fruit trees and an orchard with large shed on a separate plot across the road. Well located for the nearby amenities at Grange over Sands, the property is within easy reach of Kents Bank station and beachside walks

#### ACCOMMODATION

From Cart Lane, a wrought iron gate and steps lead into the delightful front garden. A flagged path leads to the heavy studded wooden front door with stained glass pane.

#### ENTRANCE HALL

Semi divided into two areas, there are attractive period doors and stairs leading to the first floor. Electric heater and a ceiling light. The inner hall has double wooden doors with leaded stained glass leading to the rear porch, two ceiling lights and a radiator. Walk in cupboard with hanging space for coats.





#### LIVING ROOM

13' 6" x 16' 2" (4.11m x 4.94m)

A wonderful characterful room with mullioned windows to both the front and rear, exposed beams and an inglenook fireplace with copper cowl and a grate for a fire. Interestingly, the fireplace is reported to date from the 17th Century not the 16th as the date stone implies. Two ceiling lights, a storage heater and a large walk in cupboard with light.

#### DINING ROOM

13' 0" x 10' 9" (3.97m x 3.27m)

Having a lovely outlook across the front garden, the dining room has a slate fire surround with wood mantle and recess for an open fire. Beams to the ceiling, a storage heater and ceiling light. Mullioned windows with window seat.

#### KITCHEN

15' 4" x 6' 4" (4.69m x 1.92m) max

Fitted with painted shaker style base and wall units, knob handles and wood block worktops. Stainless steel sink with double drainer, space for a fridge freezer and plumbing for a dishwasher. Aga with two hot plates and two ovens - please note the Aga is not currently connected to the gas supply. Tiled splashbacks and tongue and groove panelling. Mullioned windows facing towards the rear garden.

#### REAR PORCH

UPVC double glazed to three sides and having a polycarbonate roof. A door leads to the rear garden and there is a wall light, tiled floor and plumbing for a washing machine.

#### LANDING

The wide stairs lead to the first floor. The landing has a glazed skylight, a radiator and ceiling light. There is access to the loft and a good sized walk in cupboard with a light and plumbing for a washing machine.

#### BEDROOM

17' 11" x 9' 8" (5.45m x 2.94m)

A generous double bedroom with mullioned windows to the front and a lovely view across the estuary. Two ceiling lights.

#### BEDROOM

14' 4" x 8' 6" (4.37m x 2.59m)

Another good sized bedroom with a storage heater, ceiling light and mullioned windows overlooking the rear garden. Deep walk in cupboard with a light.



#### BEDROOM

13' 5" x 9' 9" (4.10m x 2.97m)

Having a lovely view across the estuary from the mullioned windows to the front. Storage heater, a ceiling light and deep cupboard over the stairs. Additional mullioned window to the side.

#### BEDROOM/STUDY

9' 10" x 8' 8" (3.00m x 2.64m) inclusive

Overlooking the rear garden, there is a ceiling light and built in airing cupboard. Sandstone style fire place and a mullioned window.

#### BATHROOM

8' 3" x 5' 8" (2.51m x 1.72m)

Fitted with a bath, vanity wash hand basin and WC with bidet attachment. The airing cupboard is double sided with the adjoining bedroom and there is an extractor, vanity light and a ceiling light. Round skylight and a mullioned window.

#### EXTERNAL

At the front of the property is an enclosed flagged garden, well planted and screened from the road. Wisteria scrambles up the house and there are clipped evergreens providing year round interest. The generous rear garden can be accessed from the rear porch or via two gates on Cart Lane at the side. A lean to/store provides space for garden tools and equipment and steps lead up to the generous rear garden. Gently sloping, the rear garden is lawned, interplanted with fruit trees, mature shrubs and flower borders. A screened area provides space for compost bins if required.

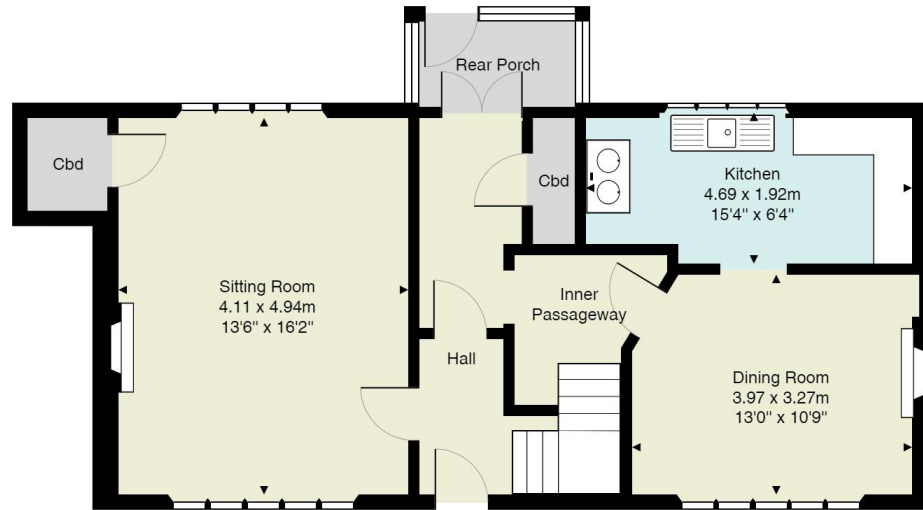
A real bonus to the property is second orchard/garden. Located directly across the road to the property, the orchard has numerous fruit trees and a large shed.

#### DIRECTIONS

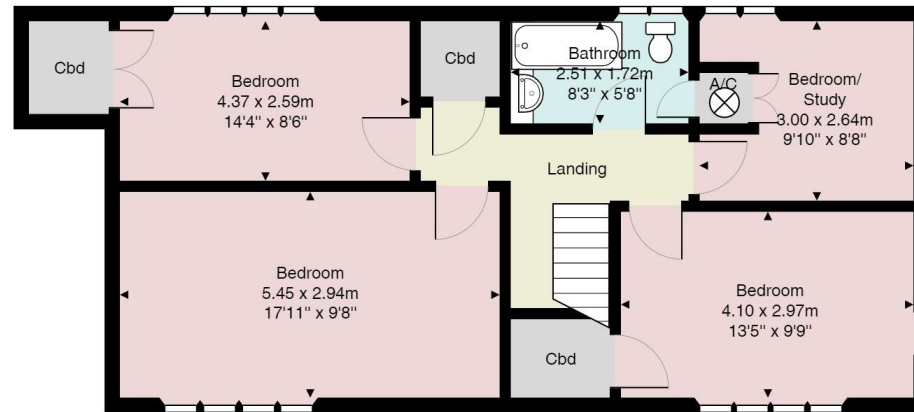
From the centre of Grange, proceed towards Kents Bank and Allithwaite. At the bottom of Risedale Hill, turn left, dropping down onto Cart Lane. Follow the lane to the bottom with Monks Rest being located to the right hand side as the road bends sharply to the right.

what3words///pull.bake.riverboat





Ground Floor



1st Floor

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






#### GENERAL INFORMATION

Services: Mains Water, Electric, Gas and Drainage  
 Tenure: Freehold. The property is Grade II listed with noted details both inside and out. Full details of the listing can be found at <https://historicengland.org.uk/listing/the-list/list-entry/1269701?section=official-list-entry>  
 Council Tax Band: C  
 To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>7</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

# MILNE MOSER

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