

R  CKWOOD

A home reinstated to its former glory, Rockwood, an 1892 grand Pattinson detached stone-built home, is set peacefully back from the main shopping street in Grange-over-Sands with picturesque views over the bay.

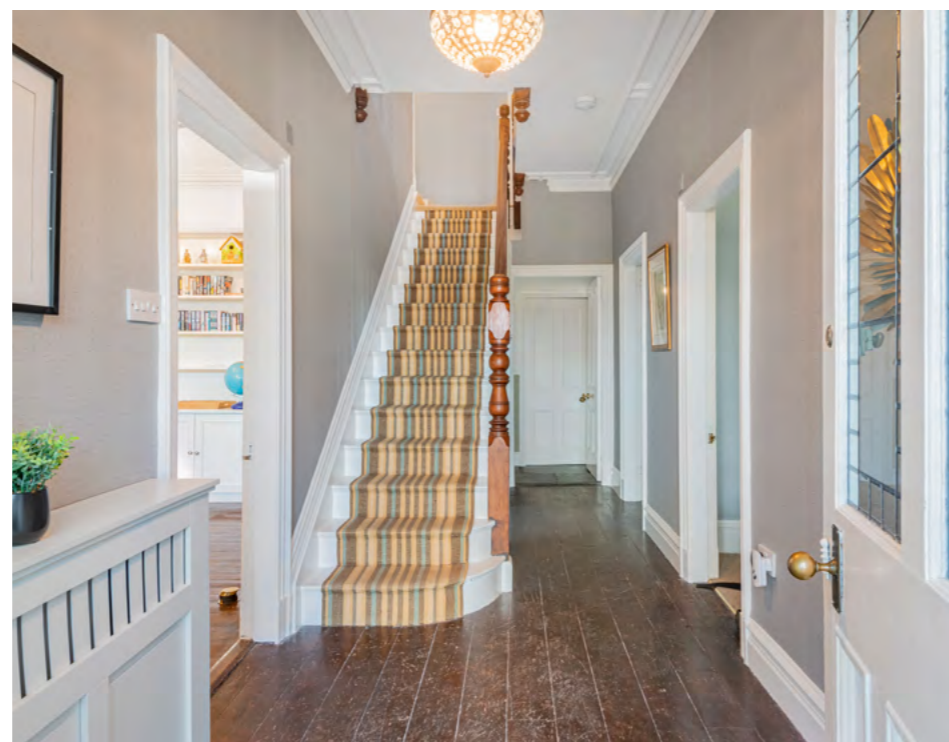


WELLCOME



Purchased as five distinct apartments in 2007, the current owners have since undertaken major renovations and rewiring, introducing modern central heating, carrying out roof repairs and installing modern double glazed sash windows to transform Rockwood into a warm, family home brimming with original characterful features. Pull along the large driveway where there is ample parking for up to five cars. Stone steps lined with lavender provide an aromatic approach to the front door, where an etched glass transom heralds your arrival home to Rockwood.

Wend along the path beneath the pergola to arrive at the handsome bay-fronted and gabled edifice of Rockwood.



LIGHTER &



BRIGHTER



Minton tiles line the floor of the porch, with panelling to the lower walls. Ahead, stained glass surrounds the inner door, drawing a kaleidoscope of light through to the entrance hall.

Original wooden flooring extends underfoot in the entrance hall, a broad, bright foyer made unique by the range of intricate plasterwork in the cornicing and ceiling rose above. Farrow & Ball period colours with a modern twist feature throughout, balancing an antique look with crisp modern touches. To the left of the entrance hall, displaying a full range of evocative Victorian features, the dining room draws in all the drama and beauty of Morecambe Bay through the recently reglazed bay window. Arched alcoves flank the large marble fireplace, detailed cornicing runs the width of the room whilst the plaster ceiling rose adds formality to the traditional chandelier lighting.



“It’s a handsome home, but people always comment on the view; they come inside and are already looking backwards over the bay!”

Original floorboards add warmth and character in this spacious room, housing a fourteen-seater dining table.

Enjoy after dinner entertainment, with space for a grand piano to the rear, or pause in the window seat to the rear with a book plucked from the feature shelving, handmade and bespoke fitted to the room. Peep through to the secret study, a peaceful and light room, with views to the front. Perfect for those working from home, or for use as a playroom; Rockwood has great versatility.



Next door on the right, a cosy snug serves as a modern television and media room, with wooden flooring underfoot and blue-black painted panelling to the walls. Light pours in through a side window, capturing leafy vistas of the garden. At the end of the hallway, a door behind the stairs opens to provide access to the dry cellar below, perfect for storage and with plenty of potential.

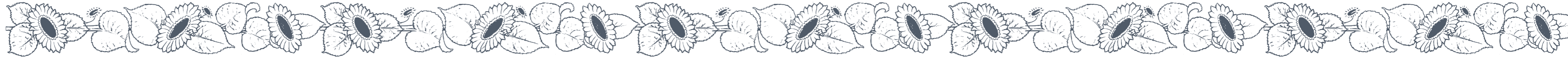


Returning to the dining room, cross the entrance hall to discover the sitting room, carpeted in cream and with arched alcoves either side of another handsome fireplace, this one tiled in Victorian green. All the remarkable features present in the dining room are continued in this peaceful room, where views extend over Morecambe Bay; enjoy a morning cup of tea watching the tide and weather patterns augment the face of the estuary in an ever-changing tableau.



PREACREFUL

BEST PROKE



To the rear of the home, modern slate flooring overlays the original terracotta tiles of the kitchen. A warm room, where a Range cooker emanates cheerful welcome from within its sage-green tiled inglenook, country vibes combine with views over the cobbled courtyard and the old 'Wash House Cottage', now used as storage but ripe with potential.

Within the handmade, pitch pine kitchen is an abundance of storage space in the cabinetry – which includes a large larder cupboard with spice rack - and plenty of preparation space to roll out dough upon the worktops, a combination of solid wood and granite. Alongside the Range cooker, culinary essentials include a double Belfast sink, in addition to a dishwasher and freestanding American-style fridge-freezer.

Off the rear hall there is access outside, alongside a downstairs WC tiled in the original terracotta and black stone, and a utility room with stainless steel sink, cabinets and plumbing for a washer and dryer.



Returning to the entrance hall, make your way up the broad staircase, lined in striped carpet runner, before turning left to step up to a large, light double bedroom overlooking the courtyard garden to the rear. Sandy carpet underfoot balances with dark grey woodland style wallpaper, perfectly suited to the home's surroundings.

Across from the head of the stairs, refreshment awaits in the house bathroom, where original flooring steps up to a claw foot, roll top bath to the left. Warmth emanates from a traditional style cast iron radiator, whilst light sage tones coat the walls. A wash basin and WC also feature.



PREPARED





Light filters down over the landing through a restored stained-glass atrium, respectfully repaired and reinstated by the current owners. Peep through to a second double bedroom next door to the bathroom, where the high ceiling adds an airy lightness to the room. A short series of steps leads up to a third double bedroom on the left, dressed in seafoam blue to the walls, with sandy carpet underfoot and ample space for wardrobes and drawers. Light permeates once more through the large window, replete with fitted blinds.



GRANN

A home which refuses to compromise on spaciousness and light, along the landing arrive at a front facing bedroom, where soothing grey meets with crisp white to the walls and ceiling. Bountiful views extend through the window out over Morecambe Bay, whilst inside, a period marble fireplace makes for an interesting focal point. At the end of the landing, a freshly fitted bathroom combines rusticity with clean contemporary lines. Underfoot, matt earthy toned tiles extend, with a large walk-in shower, WC and wall mounted broad wash basin with vanity unit storage beneath.





A Jack and Jill bathroom, it connects through to the master bedroom, where ever-changing views over Morecambe Bay and over to Arnside Knott provide the most invigorating wake-up call. Dressed in grey and white tones to the walls, a feature fireplace is resplendent in red tiling. Peep through to the dressing room, featuring a sauna and ample space for wardrobes and drawers. With a door leading back out to the landing, this could easily serve as a sixth double bedroom.



UNIQUE

Stairs from the landing lead up to a loft level, the ideal retreat for teenagers who could enjoy their own private floor with dressing room, bedroom, games room and bathroom.

Currently separated into a snug lounge, games room and two high-ceilinged bedrooms, light and seaside views are constant companions, with an ensuite shower room helping to keep this level totally private.

This all-embracing family home is currently run as a successful holiday let, with versatility of rooms, seafront setting and close proximity to the fells and fine dining of the Lake District.





In the cobbled courtyard to the rear, discover the Wash House Cottage, formerly a studio apartment, with a lounge, bathroom and kitchen. Currently utilized as storage there is the potential to revive this pocket-size property as a workshop or studio. Festooned in ivy, it is a characterful addition to the home.



Outside, to the front of Rockwood, terraced lawns offer different seating areas, to enjoy the sun as it moves through the garden from morning to late afternoon. Established shrubbery provides plenty of interest for the eye, alongside the mesmeric charms of Morecambe Bay, where the tides carve a new landscape throughout the course of the year. Peaceful and quiet, soak up sunrises over Arnside Knott.



MESMERIC



OUT & ABOUT

Nestled behind the main centre of Grange-Over-Sands, Rockwood is a quiet haven only 300 metres walk from the nearby supermarket where you can pick up milk, tea and all the other essentials.

With award winning butchers Higginsons just down the road, not to mention a bakery, greengrocers and the famous Hazelmere café, serving over 80 varieties of tea, Grange-Over-Sands is a thriving seaside town, where Victorian vibes still emanate along its lengthy promenade, parks and bandstand.

Breathe in the inimitable seaside air with a stroll along the prom, where the ornamental duck pond is a pleasant place to pause and enjoy a sandwich (saving your crusts for the feathered residents of course).

Also home to a chemist, doctors, hairdressers and Post Office, the local primary school is a mere five-minute walk away.

Perfectly positioned for families and lovers of all things Lake District, walks aplenty lie close by, from Hampsfell to the local orchard and woodlands. On the gateway to the Lake District, Cartmel is only ten minutes' drive away for Michelin-star meals at L'Enclume and Rogan & Co.

With its elevated views over the Bay, classic period features, elegant decor and spacious rooms, Rockwood is a grand and sophisticated family home that is sure to leave you eager to live beside the seaside, beside the sea.



WHERE DO I GO WHEN I NEED...



Milk: Tesco – only a couple of minutes' walk away



Brunch: The Estuary



Fine dining: L'Enclume – triple Michelin star restaurant in Cartmel



A day out with the children / A play area: To the duck pond and along the prom



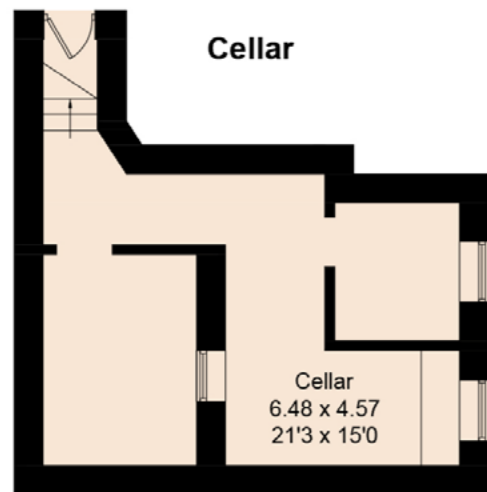
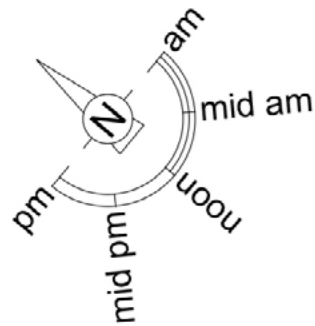
Train station: Just down the road on the promenade



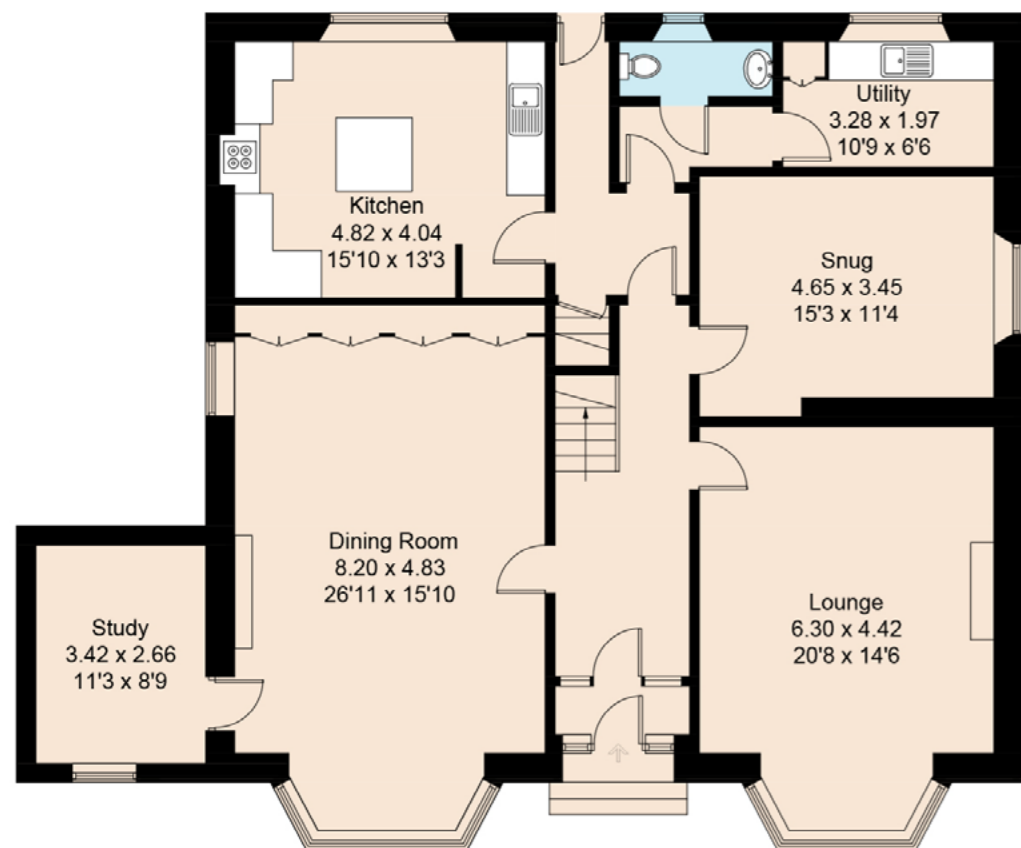
School: Grange C of E Primary School



Chemist: ...and a doctor's – both in Grange!

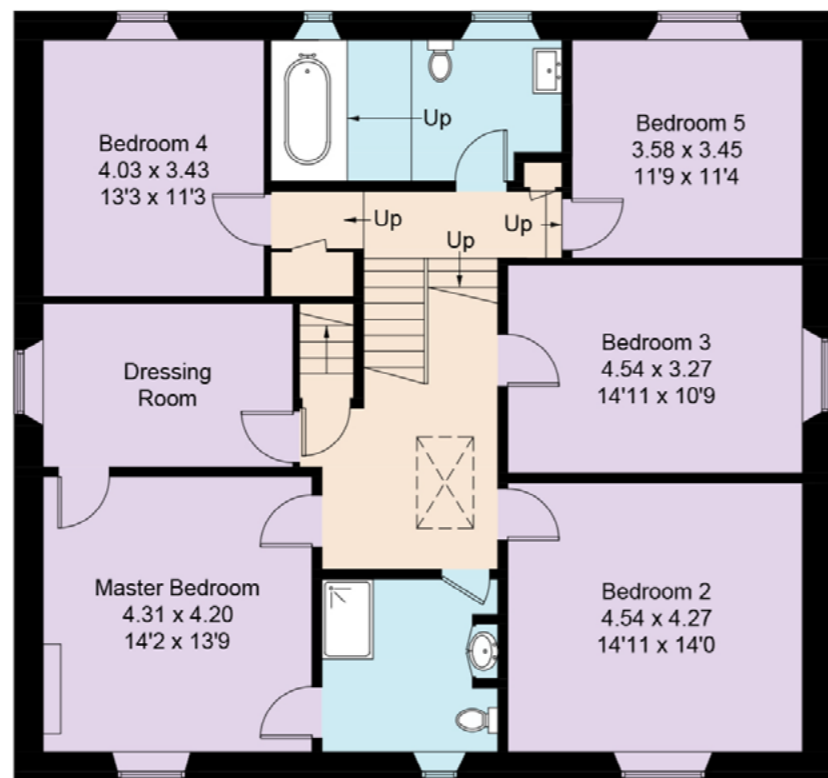


Ground Floor

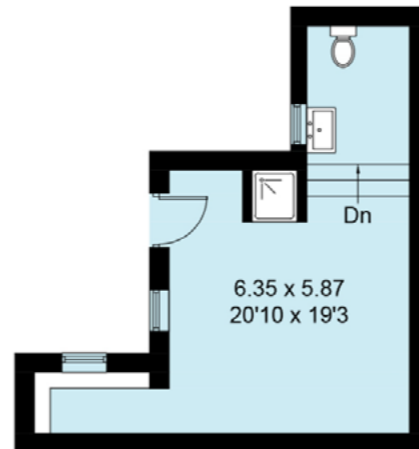


- Reduced headroom below 1.5m / 5'0

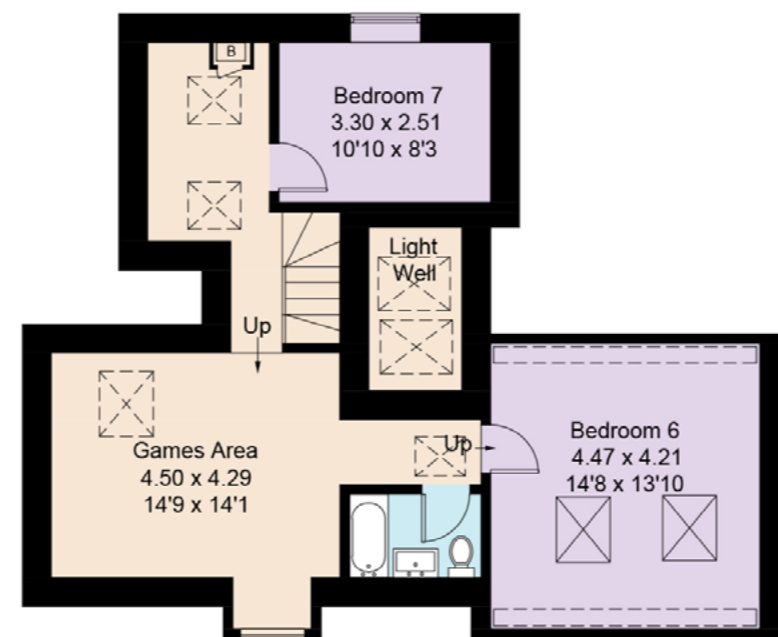
First Floor



Washhouse Cottage
(Not Shown In Actual Location / Orientation)



Second Floor



Approximate Gross Internal Area
 Ground Floor = 147.9 sq m / 1592 sq ft
 First Floor = 131.5 sq m / 1415 sq ft
 Second Floor = 59.4 sq m / 639 sq ft
 Cellar = 30.8 sq m / 331 sq ft
 Washhouse Cottage = 21.1 sq m / 227 sq ft
 Total = 390.7 sq m / 4204 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID835046)

FINER DETAILS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Home

- Built in 1880
- 7 bedrooms
- Panoramic views over The bay
- Currently running as a successful holiday let
- Freehold
- New windows
- Driveway for up to 5 cars

Services

- Mains electricity and water
- Mains drainage
- High speed broadband
- Alarm system

ROCKWOOD

Rockwood, Rockland Road, Grange-over-Sands, LA11 7HR

Traveling north on the A590 towards Kendal, use the left lane to take the slip road to Barrow/Milnthorpe/A6. At the roundabout, take the first exit onto the A590, stay on this for 5 miles; then turn right onto the B5271 for 4.1 miles, in 30 yards turn left onto Cartmel Lane. In half a mile, turn right onto Windermere Road. At the roundabout, take the second exit onto Main Street. Continue on this road for 1.6 miles and then turn right onto Grange Fell Road. Shortly after, turn left on Fernleigh Road. Continue on this road and you will see Rockland Road which bears to the right, follow this, and Rockwood is the first house on your right.

/// WHAT3WORDS: maddening. riots. quack

ASHDOWN JONES
THE LAKE DISTRICT

To view Rockwood
Call: 015394 88811
Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING