

THE CHALET

THE STUDIO - BAY VIEW 2 BEDROOM FLAT

Access Statement

The 2 bedroom Studio (Bay View) self catering cottage is situated down its own private



drive, only shared with one other house. The Bay cottage sleeps 4-5 people. The flat access is via a private drive on the same level as the parking. The Studio has spectacular views over Morecambe bay and use of the main house large gardens with

many private areas shared too with two other cottages. The garden has lawns, seating areas and garden furniture with the best views on Grange over Morecambe Bay.

The Chalet is a detached house with 3 self catering cottages attached to the main house situated on a quiet road with private drive access around 2 minutes from the town centre by car. The Chalet is not pet friendly.

Pre-Arrival

Nearest town and railway is Grange over Sands which is a 5 minute drive by car or a 20 minute walk.

Nearest village is Cartmel which is 5 minutes drive by car

The Co-operative and Spa are the nearest minimarkets and the local grocers Fletchers do a delivery service to The Chalet cottage.

Several local taxi services.

Local bus services are from Grange over sands train station

More information will be sent to you in your welcome letter with directions and more local information

Arrival & Car Parking Facilities

On the private drive, there is a parking area for up to 4 cars outside one of the cottages on the same level as the Studio flat 2 bedroom apartment with two steps to the entrance.

Main Entrance

There are two steps leading down to the front door that opens into open plan kitchen and lounge area. The cottage is on the same level as the car parking area.

The Chalet Studio Cottage is actually situated in the roof of the house, as the whole house is on a 60 degree fell looking down over Morecambe bay. It is very spacious and does not contain any height restricting areas.

Public Areas - Hall, Stairs, Landing, Corridors etc

The Studio (Bay View) Cottage has recently undergone complete refurbishment to a high standard and has carpets throughout except in kitchen and bathroom which is tiled floor.

The kitchen includes kitchen table and chairs/eating area and also a utility room. The lounge leads via one step to the formal dining area which leads to two double bedrooms with excellent bay views.

The bedrooms include double beds, one bedroom converts to a family room for 3 on request. The modern bathroom includes a free standing bath and power shower cubical.

Public Areas - Sitting room, lounges



The Studio is like a bungalow all on one level.

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

All Chalet cottages have dining/kitchen areas

The town centre facilitates several take-aways, restaurants and two pubs.

Laundry

Laundry room is a joining the kitchen in the utility area with washing machine, tumble dryer, sink, freezer box and storage area for hoover, cleaning equipment etc. There is a clothes line outside if required and clothes horses are available but the owners prefer guests to use the tumble dryer provided in the flat.

Shop

There are several shops in the town centre including supermarkets, cafes and restaurants, charity shops, clothes boutiques, hair salons, butchers, bakeries, florist and much more.

Treatment room(s)

Grange town centre has a very good treatment room for spa and salon facilities.

Leisure Facilities

Grange Duck Pond and Band stand offer extensive and excellent recreation areas and use of gardens.

Netherwood Spa and several other 3-5 star hotel spa and leisure facilities are between a 5 and 25 minute drive away.

Lakeside for access to the main lakes is only a 20 minute drive from the Chalet properties providing guests an excellent base to explore the Lake district. More information can be found in the flats.

Bedrooms & Sleeping Areas

The Chalet Studio cottage has 2 bedrooms with carpets



Both bedrooms have excellent views.

Smoke Alarms in both properties and fire blankets as well as powder fire extinguisher

Anti allergy, hotel quality Percale bedding used.

Extra blankets are provided.

Bathroom, Shower-room & WC

The Chalet Studio cottage has a tiled floor bathroom, newly refurbished with quality flooring with extractor fan. Bath is free standing with separate shower cubical, WC and Sink plus heated radiator rail.

Self-Catering Kitchen

The large kitchen areas with microwave, slow cooker, toaster, kettle, fan ovens with grill, fridge with freezer compartment, gas hob and ironing facilities.



Separate utility room with laundry facilities and freezer.

Extensive further pots, pans, cutlery, glassware etc to make it home away from home.

Attractions

The village of Cartmel is only a 5 minute drive away with the famous priory and Michelin star restaurant. Lakeside for Lakes cruises and Lake Windermere is 10 minute drive. Over 50 attractions to visit including national trust houses, garden centres and museums

Grounds and Gardens

Patios with tables and chairs leading onto grass lawns on a 3 tiered garden.



Garden recliners provided and small BBQ set.

The Chalet has large hedged lawned garden on several levels is not suitable for persons with walking disabilities.

Additional Information

Owners live in London during the week and at the Chalet most weekends. A house manager who lives locally is on call.

Address: The Chalet, 18 Highfield Road, Grange Over Sands, Cumbria LA117JA

Telephone 07789392816

Email: info@lakelandchalet.co.uk or peter47bown@gmail.com (preferred)

Website: www.lakelandchalet.co.uk / Tripadvisor and Go Lakes websites

Hours of operation: open all the time

Emergency number: 07789392816

