



Barber Green

£499,000

Waterfield, Barber Green, Grange-over-Sands, Cumbria, LA11 6HU

This property is fabulous! Splendid views, spacious light rooms, unique layout, a delightful peaceful location and an opportunity to put your own stamp on to a place!

Comprises Hallway, Dining Kitchen, Superb Lounge, Study, Conservatory and En-Suite Master Bedroom. Lower Floor: 2 further Double Bedrooms, Shower Room, Utility Room, Garage and Undercroft. Outside: Gardens and Parking. Early viewing highly recommended.

Quick Overview

- Detached - 3 Bedrooms
- 4 Receptions - 2 Bathrooms
- Peaceful village location
- Splendid Country Views
- Potential to improve if required
- Gardens with splendid views
- Quiet, peaceful locations
- Extensive Undercroft
- Parking and Garage

Ultrafast Broadband speed 1000 mbps available*



3



2



4



E



Ultrafast
1000 Mbps



Garage and
Parking

Property Reference: G2755



Kitchen

Description Waterfield is fabulous for many many reasons - here are just a few! Breath-taking, far reaching country views. Incredible space - rooms of excellent dimensions. Lots and lots of natural light. Excellent, convenient location. Peaceful & tranquil situation. Versatile layout. Many opportunities to put your own stamp on to the place and make it your own!

This spacious split level detached house will not disappoint those looking for something just a little bit special. This peaceful, residential cul-de-sac is very sought after, particularly properties on this side that enjoy the wonderful country views.

The attractive front door opens into the Porch which has a stone tiled floor and is very useful for coats and boots. The Hallway is spacious and has an attractive wood effect laminate flooring and doors leading to the Kitchen, Lounge and Master Bedroom.



Lounge

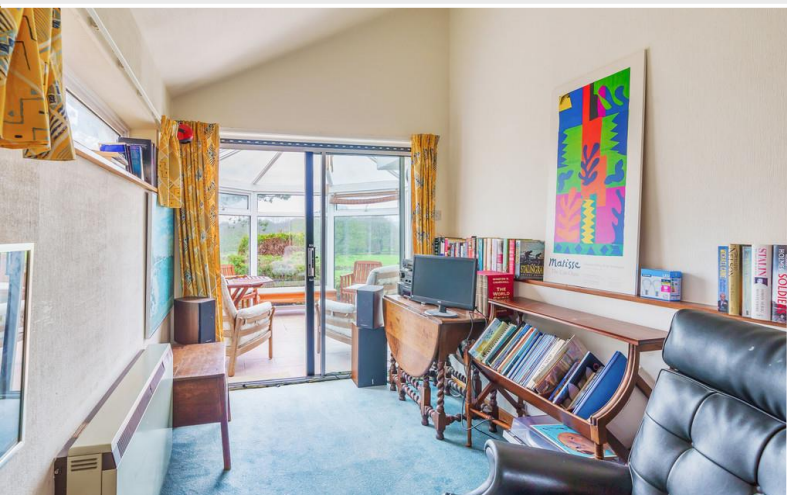
The Dining Kitchen is well proportioned and has further views over rooftops towards Newton in Cartmel. The Kitchen is furnished with an extensive range of light wood wall and base cabinets with a bank of larder cupboards and breakfast bar seating for 2-4 people. Integrated fridge, freezer, dishwasher, oven, microwave and ceramic hob. External side door. From the Hallway we enter the Dining Room which has ample space for dining furniture, we then enter the Lounge which is spectacular - extremely generous size-wise but that is overtaken by the simply stunning views from the large picture window which will take you breath the moment you enter! This room is split level with sliding side window/doors which lead to the potential roof terrace - (this could be wonderful. Amazing views, not overlooked and evening sunshine)! There is an attractive cream fireplace with fitted gas fire. Stairs lead down to the lower level and a door to the Study/Office.



Dining Room through to Lounge

The ever useful and much needed Study/Office is also split level with ample space for simple office furniture. French doors lead to the Conservatory. The most peaceful and inviting of Conservatories! Wow, the view and silence!

The Master Bedroom is of cavernous proportions with dual aspect. Twin windows to the rear making the absolute most of the breath-taking country views and the side window enjoys wonderful views towards the Lakeland Fells. The Bedrooms also has two walls of built in storage/wardrobes. Loft hatch with pull down ladder. The En-Suite Bathroom is also sizeable:- bath with shower over, WC and wash hand basin, attractive neutral wall tiles and ladder style radiator.



Study

The lower level has two further Double Bedrooms (one particularly spacious) both with extremely pleasing views and a Shower Room. Here, there is also access to the Integral Garage via an Inner Hallway which is also, you've guessed it, 'large!' The Double Garage has a remote controlled roller door, power and light and house the oil central heating boiler and oil tank. From the Garage is a door to the Utility Room which has plumbing for washing machine and a stainless steel sink - from here it is open to the extensive under-croft which has light but reduced head height. Excellent storage.



View from Garden



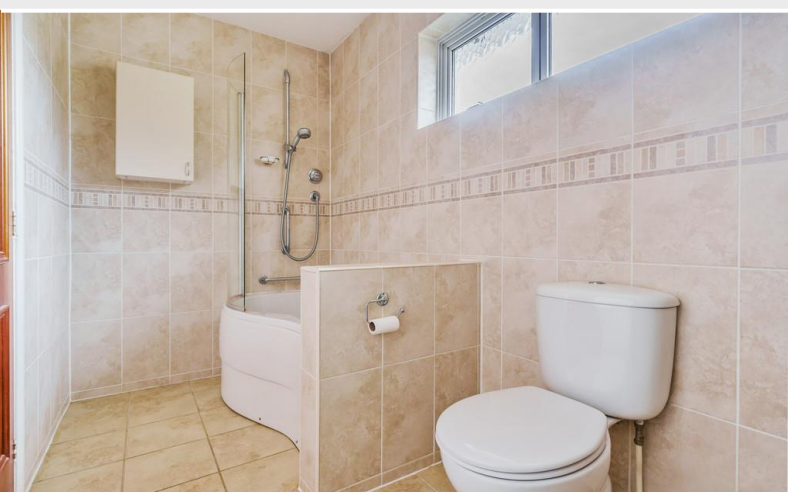
Kitchen



Conservatory



Master Bedroom



En-Suite Bathroom



Bedroom 3

The Garden is perhaps now a little overgrown but it is easy to see what a delight it has been and could once again be with a few green fingers. Not the largest garden in the world but manageable and excellent space for outdoor entertaining or simply admiring that view on some easy chairs with a delicious glass of vino. There are some interesting and colourful plants and several mature trees.

Location Barber Green is a delightful small hamlet situated in a rural position within the Cartmel Valley. The local town of Grange-Over-Sands is approximately 4½ miles away with Railway Station, Primary School, Library, Post Office, Shops, Cafes and Tearooms and a picturesque Edwardian Promenade, while the Market Town of Ulverston is approx 15 minutes drive away, again with everyday amenities to be found.

To reach the property proceed along the A590 in the direction of Newby Bridge. At the top of the Lindale Bypass turn left sign-posted Cartmel, at the T junction turn right, proceed under the underpass and turn left. Proceed through Low Newton and upon entering Newton In Cartmel take the third left and proceed up the hill. Go over the bypass and turn right down the hill into Barber Green. Take the third left after a triangle of grass and Waterfield is on the right. Please note that sat nav may not bring you to the exact house.

Accommodation (with approximate measurements)

Porch

Entrance Hall

Dining Kitchen 15' 5" into bay x 13' 9" (4.70m into bay x 4.21m)

Dining Room 18' 0" x 8' 2" (5.50m x 2.51m)

Split Level Lounge 20' 6" x 18' 0" (6.27m x 5.50m)

Study/Office 17' 10" x 7' 7" (5.44m x 2.31m)

Conservatory 11' 7" max x 10' 9" max (3.53m max x 3.28m max)

Master Bedroom 22' 8" max x 14' 11" max (6.91m max x 4.55m max)

En-Suite Bathroom

Bedroom 2 17' 8" x 13' 8" max & 9' 2" min (5.41m x 4.18m max & 2.80 min)

Bedroom 3 10' 0" x 8' 7" (3.06m x 2.62m)

Shower Room

Utility Room 8' 2" x 7' 8" (2.49m x 2.35m)

Garage 20' 2" x 17' 2" (6.15m x 5.23m)

Undercroft 28' 0" x 17' 2" (8.53m x 5.23m)



Lounge



Master Bedroom



Bedroom 2



Garden



Services: Mains electricity and water. Oil fired central heating. Calor gas to gas fire in Lounge. Shared septic tank drainage. (May not comply to current regulations). Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 27.3.23 not verified

Council Tax: Band F. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words:
<https://what3words.com/craftsman.holiday.assorted>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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Barber Green, Grange-Over-Sands, LA11

Approximate Area = 2481 sq ft / 230.4 sq m (includes garage)

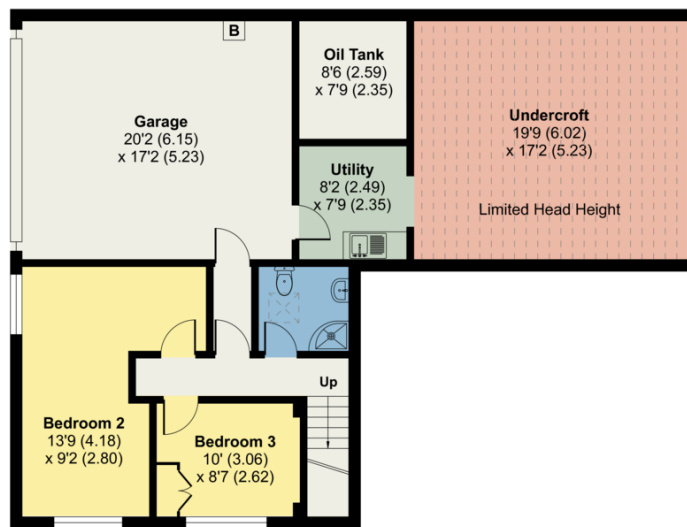
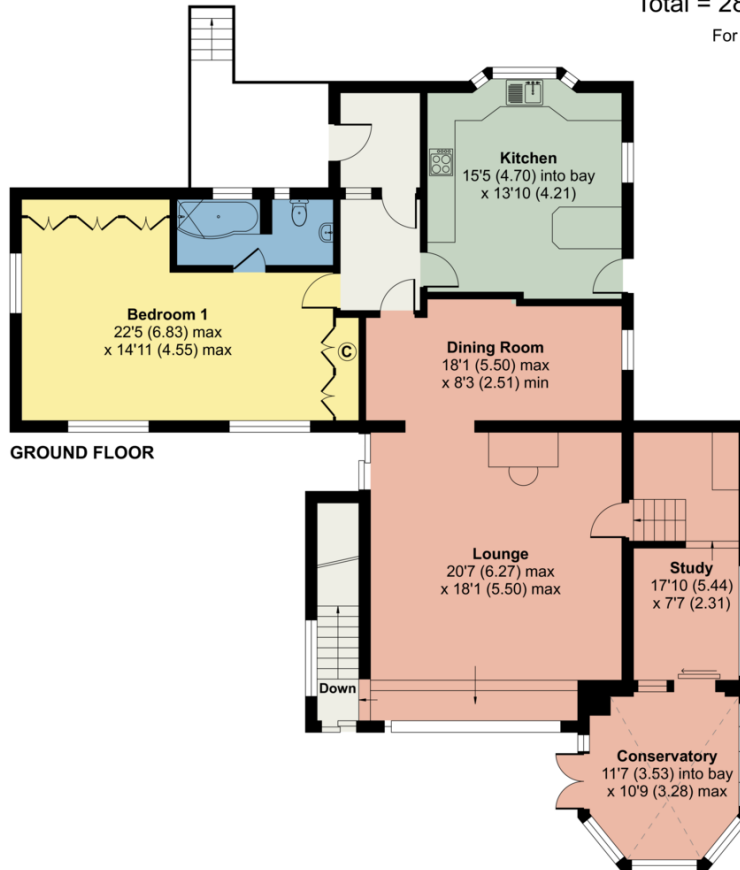
Limited Use Area(s) = 348 sq ft / 32.3 sq m

Total = 2829 sq ft / 262.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2023. Produced for Hackney & Leigh. REF: 964764

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