



Meathop

£185,000

Quarry Cottage, Meathop, Grange-over-Sands, Cumbria, LA11 6RF

Quarry Cottage is a Mid Terraced Barn Conversion in the peaceful Lake District village of Meathop enjoying pleasing countryside views. This property will appeal to a variety of different Buyers as some 'refreshing' is required.

Comprising Hallway, Kitchen, Lounge/Dining Room, 2 Bedrooms and Shower Room. On the Lower Floor there 3 Cellar Rooms which could be used for a variety of uses. Enclosed Garden and Parking for 1-2 cars.

Early inspection is highly recommended.

Quick Overview

Mid Terrace - 2 Bedrooms

1 Reception - 1 Bathroom

Convenient for the A590

Quiet, semi-rural location in LDNPA

Lovely walks from the doorstep

Potential to improve

Some nice Countryside views

Cellar Rooms

Parking and Garden

Ultrafast Broadband speed 1000mbps
available*



2



1



1



E



1000 mbps



Off road
parking

Property Reference: G2900



Lounge/Dining Room



View from Lounge/Dining Room



Kitchen



Bedroom 1

Description Quarry Cottage is a super prospect for many different purchasers. Ideal for down-sizers, those looking for a tranquil bolt-hole, first time buyers or smaller families perhaps. Definitely those with a little imagination and know how with the possible potential to develop the cellar rooms maybe? The property could perhaps do with a little 'refresh' here and there, but the basics along with the undeveloped cellar rooms, views and location, make this a very interesting prospect indeed. This delightful, property which is located within the Lake District National Park enjoys such a wonderful setting with tranquility, bird song and pleasing views!

The entrance door leads into the Hallway with ceramic tiled floor, shallow cloaks cupboard and shelving. The Kitchen is well proportioned and fitted with a range of wall and base cabinets with matching worktops and white sink. Integrated electric oven and gas hob. Space for fridge freezer and washing machine. The window gives a lovely outlook to the quarry rock face and next doors charming gardens! The Lounge/Diner is very spacious with understairs cupboard and large window to the rear with window seat which provides pleasant views towards open countryside. The stairs lead to the First Floor Landing with recessed cupboard. Bedroom 1 is a double Bedroom with a large 'Velux' window and charming country views. Eaves storage. Bedroom 2 is a generously proportioned single Bedroom with pleasant aspect to the crag. The Shower Room has a modern white suite comprising corner shower, WC and wash hand basin. The walls are fitted with marble effect shower boarding.

To the front this property has parking for 2 cars and space to create a forecourt garden area perhaps. The backdrop with the quarry cliff face is wonderful. To the rear (access around the side) is the enclosed Garden and access to the Cellar Rooms. The Garden is perhaps not quite looking its best at the moment but does have a good area of grass. It is easy to imagine with the peace, tranquility and pleasing views what a little haven this area could become with some dedicated green fingers. There is a full height external door which leads into the Cellar Rooms of which there are 3 of varying sizes and with varying head height!! 2 have the original curved brick ceilings and 1 houses the wall mounted LPG central heating boiler. Subject to the relevant building consents and making them water tight etc this space could become additional living accommodation for a dependant relative? Guest Suite? Music/Hobbies room?? Spacious home office? Or, perhaps, with the addition of a spiral staircase could be incorporated into the main home??

Location The village of Meathop is peaceful with a semi-rural feel and is located within the Lake District National Park. Although the location is tranquil and relaxed, Meathop is also very convenient and accessible just 0.7 miles from the A590. There is easy access to the M6 Motorway, Kendal and the Furness peninsula. Grange over Sands is the nearest town for supplies and has amenities such as Primary School, Medical Centre, Post Office, Library, Railway Station, Shops/Cafes and Tearooms and is popular with residents and holiday makers alike.

From Meathop the base of Lake Windermere can be reached in around 15-20 minutes and the delights of the inner lakes just a little longer. Wonderful walks can be enjoyed from the doorstep. To reach the property travel along the A590 from the M6 heading towards Grange over Sands. Take the first left on Meathop Roundabout and then first left (almost immediately) onto the

country lane which takes you into Meathop. As you reach the 'Y' keep left and follow the road almost to the end. As you reach the cluster of properties, turn right on the left hand bend and go behind the barn conversions. Quarry Cottage is on the left just before the dividing fence.

Accommodation (with approximate measurements)

Hall

Kitchen 8' 11" x 8' 8" (2.72m x 2.64m)

Lounge/Dining Room 23' 6" x 13' 5" max (7.16m x 4.09m max)

Landing

Bedroom 1 11' 3" x 9' 9" (3.43m x 2.97m) plus under-eaves storage

Bedroom 2 8' 7" x 7' 0" (2.62m x 2.13m)

Shower Room

Cellar Room 1 14' 8" x 14' 1" (4.47m x 4.29m)

Cellar Room 2 13' 7" x 6' 10" (4.14m x 2.08m) some limited head height

Cellar Room 3 14' 4" x 6' 10" (4.37m x 2.08m) some limited head height

Services: Mains electricity and water. LPG heating to radiators. Shared septic tank drainage with Border Cottage. 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.

Council Tax: Band B. Westmorland and Furness Council

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

what3words: <https://what3words.com/leads.zoom.jousting>

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £650 - £700 per calendar month with a little updating. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



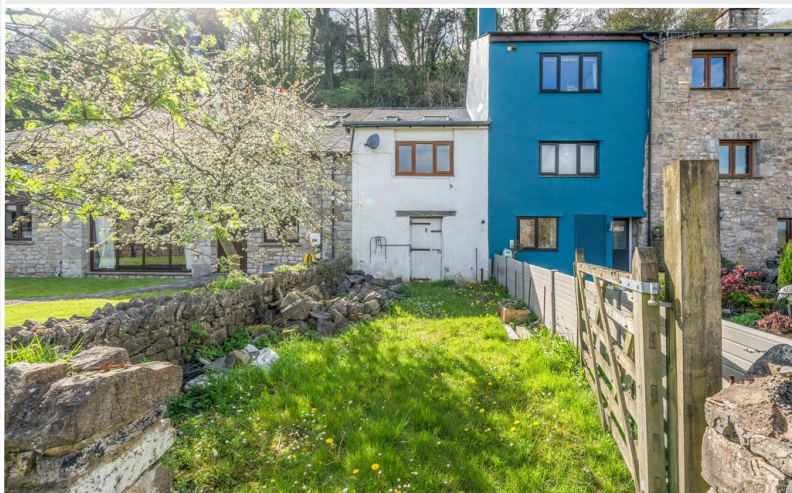
Bedroom 2



Shower Room



Parking Area



Garden

Quarry Cottage, Meathop, Grange-Over-Sands, LA11

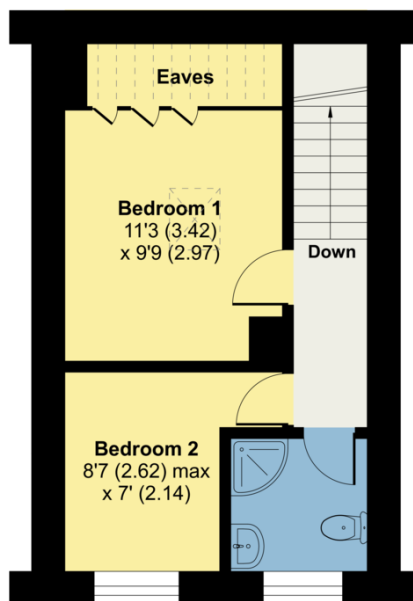
Approximate Area = 1193 sq ft / 110.8 sq m

Limited Use Area = 31 sq ft / 2.8 sq m

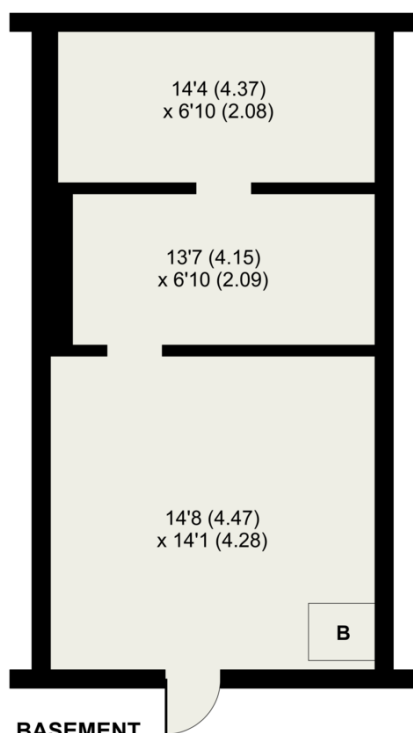
Total = 1224 sq ft / 113.6 sq m

For identification only - Not to scale

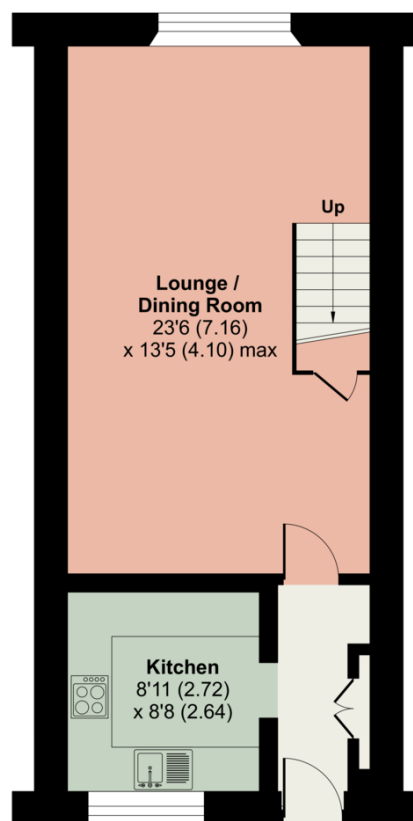
Denotes restricted
head height



FIRST FLOOR



BASEMENT



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1120812

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