



Lindale

£350,000

Hill Brook, Lindale, Grange-over-Sands, Cumbria, LA11 6LJ

This super, chain free, 3 Bedroom Detached, Victorian property with 2 additional Attic Rooms, has bags of potential! A unique opportunity for those with vision and imagination to create a bespoke and enviable home within the picturesque Lake District National Park village of Lindale. Although in need of some 'TLC' this property offers a blank canvas and is ideal for transformation and it is easy to see the excellent basics of this versatile property and what it could become.

This property is ideal for a growing family and for those working from home, with a choice of internal or external 'rooms' for a superb Office! The Attic Rooms provide further potential for additional Bedrooms, a Master Suite or Play/Hobbies Rooms. Outside, along with the Garden there are several Outbuildings including Workshop with Store over, Garage and Carport.

Quick Overview

Sold as seen
LDNP Village Location
Close to excellent Primary School
Scope to update and improve
Victorian Detached Family Home
Cellar
Spacious plot with versatile accommodation
Garage, Car Port, Parking and Garden
Workshop with Storage over
Superfast Broadband



3



1



3



F



Superfast
Broadband

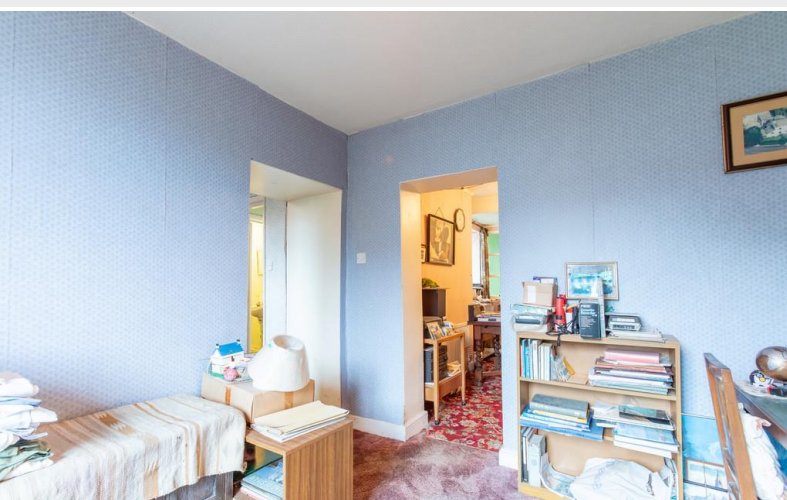


Garage, Carport &
Parking

Property Reference: G3021



Living Room



Sitting Room



Dining Room



Kitchen

Now ready to be brought in to the 21st century this property is mainly double glazed, has some gas central heating and some charming original features such as deep set windows with window seats and original doors remain 'in situ'.

The external steps lead up to the front door which leads in to the Entrance Vestibule with double doors in to the Sitting Room. This cosy room has an open fire with tiled surround; deep set window to the front with window seat and original recessed cupboards. A door leads to stone steps into the Cellar with good head height and light and could be ideal for storage. Doors also lead to the First Floor, Sitting Room and Dining Room. The Sitting Room has a deep set window to the front aspect and doorway to Dining Room and Utility Room which has a high level window, exposed beams and older style, wooden wall and base cabinets with stainless steel sink. The Rear Lobby has an original wide, external door and access to WC with wash hand basin. The Dining Room has a pleasant side aspect and internal window and access to the Kitchen (and back to Living Room). The Kitchen has a window to the rear, door to useful Rear Porch and has a range of older style wall and base cabinets with sink and fitted cupboard. Door to large under stairs Pantry.

From the Living Room, a door and stairs to the First Floor Landing which splits left and right. To the right there is good storage on the Landing and access to the Bathroom which is a good size and has a large built-in storage cupboard housing the hot water cylinder. The 3 piece coloured suite comprises WC, wash hand basin and bath. To the left there are 3 Double Bedrooms - 1 with walk-in wardrobe/store cupboard. Further stairs lead up to the Second Floor where there are 2 undeveloped Attic Rooms with limited head height, power, light and roof windows.

Outside attached to the Utility Room is an Office/Studio - ideal for a variety of different uses. In addition to this there is a Workshop with Store over, (access to the Store via limestone steps) both with power and light. Attached to the Workshop is a Single Garage with roller door, power and light and Car Port. To the rear of the property is the Boiler Room which houses the gas central heating boiler. Parking is provided for several vehicles on the Driveway to the side of the property. The main Garden is to the front and side of the property and is South facing. The Garden is quite private and enclosed by a mature hedge and is now in need of a little green fingered attention. A gated pathway leads around to the rear.

Location Lindale is a popular and pretty village within the Lake District National Park with a popular Public House and well regarded Primary School. Approximately 5 minutes from the small seaside town of Grange over Sands with wider amenities and 20 minutes from the market town of Kendal. The delights and attractions on offer in the heart of the Lakes can be reached in approx 20-30 minutes. Lindale is also conveniently located just 15 minutes from the M6 motorway.

To reach the property from Grange over Sands, take the second exit, past the train station. As you enter Lindale take the second exit up Lindale Hill and 'Hill Brook' is shortly on the right hand side.

What3words - <https://what3words.com/shine.fabric.march>

Accommodation (with approximate measurements)

Vestibule

Living Room 12' 1" x 11' 11" (3.68m x 3.63m)

Sitting Room 9' 11" x 9' 9" (3.02m x 2.97m)

Cellar 9' 3" x 9' 0" (2.82m x 2.74m)

Utility Room 10' 4" x 9' 2" (3.15m x 2.79m)

Rear Lobby

WC

Dining Room 11' 7" x 9' 5" (3.53m x 2.87m)

Kitchen 11' 7" x 6' 9" (3.53m x 2.06m)

Rear Porch

Bathroom

Bedroom 1 13' 0" max x 12' 0" max (3.96m max x 3.66m max)

Bedroom 2 10' 0" x 9' 10" (3.05m x 3m)

Bedroom 3 9' 11" x 9' 0" (3.02m x 2.74m)

Attic Room 1 19' 4" max x 12' 2" (5.89m max x 3.71m) limited head height

Attic Room 2 19' 4" max x 9' 10" (5.90m max x 3.00m) limited head height

'Studio' 17' 1" x 8' 10" (5.21m x 2.69m) external measurements

Workshop 13' 1" x 12' 11" (4m x 3.96m) approx

Store 13' 1" x 12' 11" (4m x 3.96m) approx

Garage

Car Port

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

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

Council Tax: Band F. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

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

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). y <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on [ADD DATE].



Bedroom 1



Attic Room



Workshop & Store



Driveway & Garage



A thought from the owners - This is a light, bright place to live with lovely views, more so from the South facing upstairs windows.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13/02/2025.

Request a Viewing Online or Call 015395 32301