



Lindale

£315,000

1 Tower View, Lindale, Grange-over-Sands, Cumbria, LA11 6LX

This, chain free, Cottage is nestled in the pretty village of Lindale within the Lake District National Park and is an absolute delight. In pristine condition and immaculately presented throughout with charming cottage features such as deep set windows with window seats, exposed beams and floorboards these wonderful original features sit seamlessly along side the quality modern luxuries such as double glazed sash windows, gas central heating and modern Kitchen and Bathroom.

Having only been lightly used as a second home the quality and condition must be seen to be believed. Occupying a prominent position within the village, opposite the excellent Local Public House/Restaurant it also enjoys some lovely views and is very conveniently placed for the highly regarded Primary School. Externally there is a wonderful, low maintenance, pretty cottage Garden with sunny Patio, Store and ample parking for 2 vehicles.

Quick Overview

Beautifully presented with tasteful, neutral modern decor
Cottage features including exposed beams
Charming village location
Convenient access to A590 and M6
Pretty Cottage Garden with views over the Village
Parking for 2 cars
Within the Lake District National Park
End Terrace, 2 Double Bedrooms
No upper chain
Superfast Broadband



2



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Superfast
Broadband



Off road Parking
for 2 cars

Property Reference: G3061



Sitting Room



Dining Kitchen



Dining Kitchen



Bedroom 1

The attractive, secure, composite side door opens into the Entrance Porch with ceramic tiled floor, coat hooks and space for boots and logs. A matching door leads into the Breakfast Kitchen which is well proportioned with a dual aspect and space for family dining table. Window with window seat and pleasant view down in to the village. Furnished with a very attractive range of pale grey, shaker style wall and base cabinets with wood effect work surface and ceramic white sink. Built-in double oven and 'NEFF' induction hob. Integrated fridge and space and plumbing for automatic washing machine or dishwasher. A step up and the charming, original, stripped pine latch door leads in to the Sitting Room. What a lovely room, dual aspect, well proportioned and sunny with two deep set windows and window seats. External door into the 'Front Garden'. This delightful room is warm welcoming and comfortable with cosy wood burning stove and original recessed cupboard with shelving. Exposed vertical beam and stairs to the First Floor.

The short flight of stairs lead left or right. Left to the luxurious Bathroom which is a spacious well proportioned room with 'Velux' roof window, further low window, recessed ceiling spot lights and cupboard housing the gas central heating boiler. The 4 piece white suite comprises bath, shower enclosure, wash hand basin and WC. To the right are the 2 Double Bedrooms both with charming exposed original floorboards and both with pleasant outlooks.

Externally is an open store, ideal for bins and logs etc plus door to smaller, useful, enclosed store. The driveway leads to the private gravel Parking area providing parking for 2 vehicles. The Garden is pretty and cottage style with many varied plants and shrubs. This Garden is fairly low maintenance but also good for those who enjoy a little more gardening too! Lovely, sunny Patio area with slate chippings - ideal for outdoor dining or drinks. The Garden to the front is open with pedestrian access for 1 & 2, but there are 2 small triangular shaped pieces of garden. All in all a real find with absolutely nothing at all to do!

Location Lindale is a popular and pretty village within the Lake District National Park with a popular Public House and excellent 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 20 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. Locating the Royal Oak Public House you will find 1 Tower View opposite with Parking to the side and rear.

What3words -
<https://what3words.com/sneezed.expensive.pacifist>

Accommodation (with approximate measurements)

Porch

Breakfast Kitchen 13' 8" x 9' 4" (4.17m x 2.84m)

Sitting Room 17' 9" x 12' 6" max (5.41m x 3.81m max)

Bedroom 1 12' 6" max x 8' 10" (3.81m max x 2.69m)

Bedroom 2 9' 9" x 9' 2" (2.97m x 2.79m)

Bathroom

Open Store 14' 1" x 11' 0" max (4.29m x 3.35m max)

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

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

Council Tax: Band C. Westmorland and Furness Council.

Note: No. 2 Tower View has vehicular and pedestrian access over the rear driveway to their parking space
No. 3 Tower View has pedestrian access over the rear to their garden

There is an electric pole in the garden and ENWL pay a wayleave of £10.60 per annum.

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £850 – £875 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Check (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).



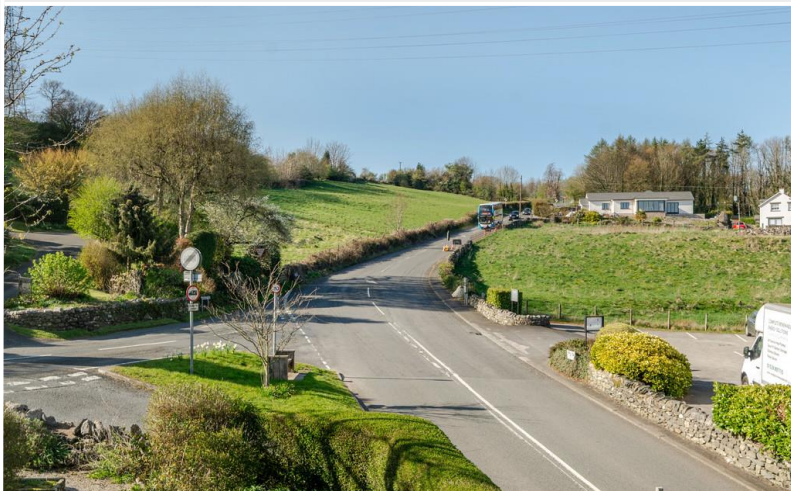
Bedroom 2



Bathroom



Parking and Garden



View from front bedroom

1 Tower View, Lindale, Grange-Over-Sands, LA11

Approximate Area = 786 sq ft / 73 sq m

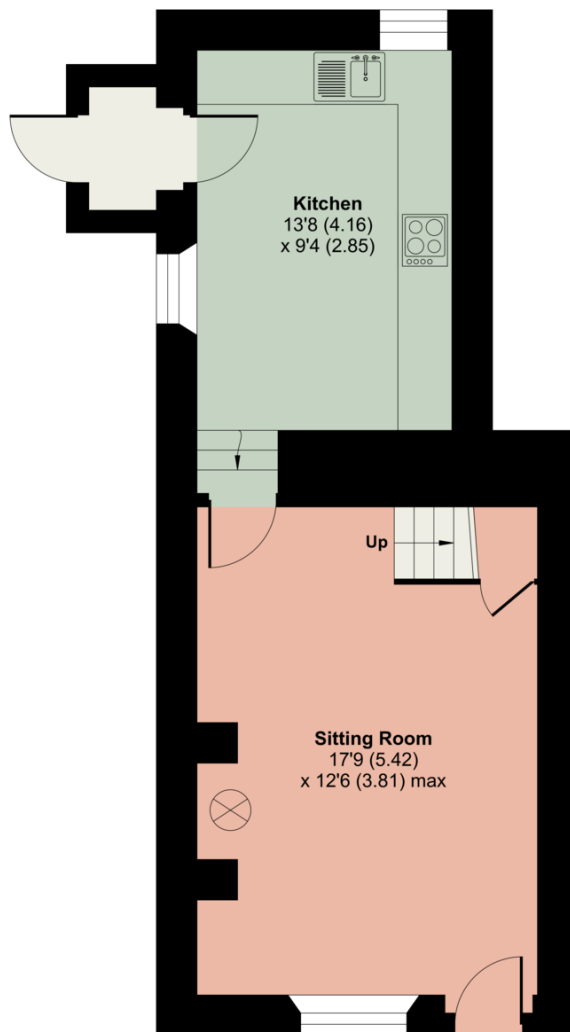
Outbuilding = 154 sq ft / 14.3 sq m

Total = 940 sq ft / 87.3 sq m

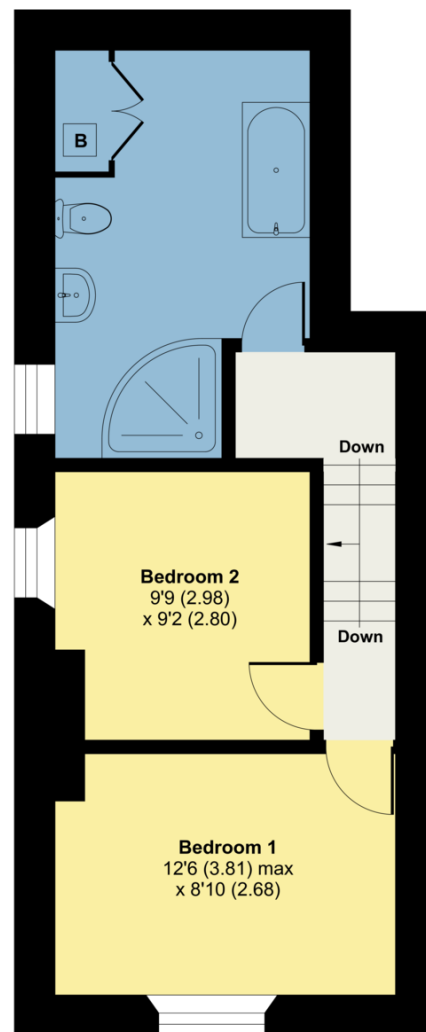
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1270819

A thought from the owners - very comfortable, traditional family cottage, ideally situated for access to the Lakes and pretty local villages.

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