







Drone



Hallway



Cloakroom

## Meathop Hall Barn

£650,000

Meathop Hall Barn

Meathop

Grange-over-Sands

Cumbria

LA11 6RE

Meathop Hall Barn is nothing short of superb. Quite simply the perfect Family Home, particularly for the larger family or those who like to spread out! The size, presentation, condition plus peaceful location, views, south facing outdoor space, wonderful exposed character features, the convenient situation - we could go on and on!

Converted from a substantial barn in 2000 into two properties, (local occupancy restrictions apply) this stunning family home has subtle nods to its past around every corner with impressive exposed beams, original stone work and charming, quirky deep set windows of all shapes and sizes. It is very apparent that the current vendors have quite an eye for decor and design which enhances this already fabulous home even further. With space and light in abundance, Meathop Hall Barn also boasts a very versatile layout enabling you to arrange in a way which works for you.

The main door opens in to the spacious, central Hallway with ceramic tiled floor, exposed stone, beams, stairs to the First Floor and useful Cloakroom with WC and wash hand basin. A Hallway spacious enough to host a gathering! The Dining Kitchen is incredibly spacious too! In fact, more of a Kitchen/Dining/Family Room - the true heart of the home and excellent for families and entertaining. Part tiled and part wood effect laminate flooring with feature brick chimney breast.



The Kitchen is furnished with a range of mid grey wall and base cabinets with solid wood work surface incorporating the 1½ bowl sink. Excellent 'Rangemaster' oven with 7 burner calor gas hob and electric ovens. Integrated fridge, freezer and dishwasher. Matching central island and door to the Rear Garden. The discreet Utility Room has a sink, base cabinets and more than enough space for washer, dryer and additional fridges and freezers if required. From the Kitchen there is a step up to double doors which lead to the Games Room. A very versatile room, suitable for a variety of different uses. Playroom, Music Room, Snug, Study, Bedroom No. 5 perhaps? Lovely, deep set windows and recessed cupboard housing the oil central heating boiler.

From the Entrance Hall the stairs lead up to the first 'Gallery Landing' with stairs to the Second Floor, exposed beams and gallery view to the Hallway below. The Lounge is a fabulous room - large yet cosy with a triple aspect with pleasing views. Engineered oak flooring, modern wood burning stove and built in library shelving. The luxurious Master Bedroom is cavernous in size! Split level with 2 roof windows, dual aspect, exposed beam and stone work. Dressing Area with recessed illuminated wardrobes and En-Suite Bathroom. The Bathroom has a white suite comprising double ended built in bath, extensive vanity storage with wash hand basin, WC and separate walk-in shower enclosure. Ceramic tiled floor with underfloor heating and inset lights.

The Second Floor Landing is large and light with roof window. Currently utilised as a Home Office with room to spare! Bedroom 2 is a well proportioned Double Bedroom with charming, deep set, windows in a variety of different sizes! This Bedroom has its own En-Suite Shower Room. Bedroom 3 is very characterful with exposed stone, painted beams and an array of small, deep set windows! Recessed wardrobe. Bedroom 4, the smallest of the Bedrooms is still a good sized double with roof window. The family Bathroom on this floor has a white suite of WC, wash hand basin and bath with shower over.



Kitchen/Dining/Family Room



Kitchen/Dining/Family Room



Utility Room



Games Room



Master En-suite Bathroom



Lounge

Externally this home is no less impressive. The Garden, with direct access from the Kitchen/Family Room is South Facing and extensive. Excellent for the most energetic and adventurous of children and those with a keen interest in gardening. It is currently a very respectable 'work in progress' in parts (although this is not at all obvious). Excellent, sunny paved patio ideal for alfresco dining. Having recently purchased some additional land the Garden now has a generous level lawn with steps and pathway leading to the 'top' with planted terraced rockery and seating area from which to enjoy the tranquility of the surroundings and wonderful views towards the Lake District fells. There is a

useful stone 'store' which houses the oil tank and provides storage. Parking for several vehicles.

All in all a very special and enviable home with beautiful character features and everything the modern family could possibly have on their tick list.

**Location** The village of Meathop is calm and peaceful with a real rural feel and is located within the Lake District National Park. Although the location is tranquil and relaxed it is also extremely convenient and accessible just 0.7 miles from the A590 which gives 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. There is a school bus for Cartmel Secondary School.





Bedroom 1



Master Bedroom En-Suite



Study/Library Landing

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 of this charming home.

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. Upon entering the village, Meathop Hall Barn can be found shortly on the right hand side being the second barn of the two.

What3words:

<https://what3words.co.uk/postage.sports.lifeguard>

Accommodation (with approximate measurements)

Hall

Cloakroom

Dining/Kitchen/Family Room 24' 11" max x 22' 1" max (7.59m max x 6.73m max)

Snug/Study/Games/Play Room 18' 8" x 10' 0" (5.69m x 3.05m)

First Floor

Gallery Landing

Lounge 25' 0" max x 15' 2" max (7.62m max x 4.62m max)  
 Master Bedroom with Dressing Area 19' 0" max x 18' 0" max (5.79m max x 5.49m max) + 10' 9" x 7' 1" (3.28m x 2.16m)  
 En-Suite Bathroom  
 Second Floor  
 Library/Study Landing  
 Family Bathroom  
 Bedroom 2 15' 5" max x 11' 0" max (4.7m max x 3.35m max)  
 En-Suite Shower Room  
 Bedroom 3 13' 10" x 9' 11" (4.22m x 3.02m)  
 Bedroom 4 12' 1" max x 9' 9" max (3.68m max x 2.97m max)  
 Outdoor Store 5' 11" x 11' 8" (1.81m x 3.56m)

**Services:** Mains electricity, water and drainage. Ultrafast Fibre Broadband. Oil central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion.

**Local Occupancy Restriction:** The occupation of each of the dwellinghouses hereby permitted shall be limited to the following descriptions of persons:

1. A person employed, about to be employed, or last employed in the locality; or
2. A person who has, for the period of three years immediately preceding this occupation, had his only or principal residence in the locality. In this condition "locality" shall mean the administrative County of Cumbria and the expression "person" shall include the dependants of a person residing with him or her or the widow or widower of such a person. This Local Occupancy clause is contained within a condition of a Grant of Planning Permission made back in 2001 by the Lake District National Park Authority.

**Council Tax:** Band F. Westmorland and Furness Council.

**Management Charges:** The driveways is shared and any works are done on an 'as and when' basis.

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

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1600 – £1700 per calendar month. For further information and our terms and conditions please contact the Office.



Bedroom 2



Bedroom 3



Bedroom 4





Garden



Patio



Garden

**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).

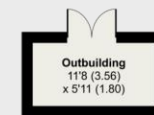
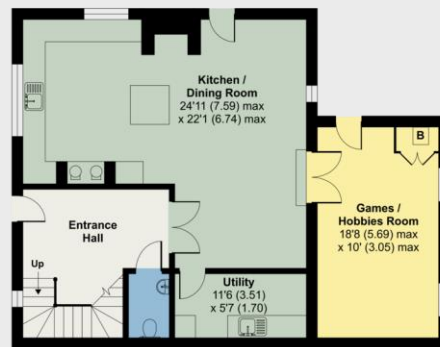
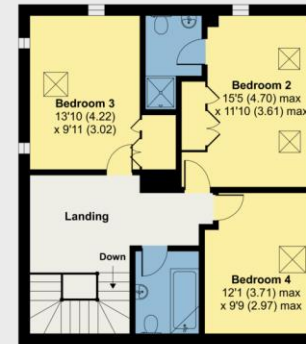
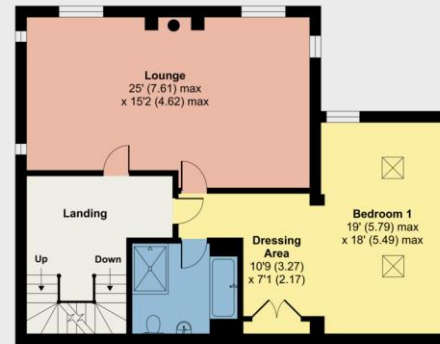
## Meathop, Grange-Over-Sands, LA11

Approximate Area = 2649 sq ft / 246 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 2719 sq ft / 252.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hackney & Leigh. REF: 1272280