



Lindale

£230,000

Stone Lea, Back O The Fell Road, Lindale, Grange-over-Sands, Cumbria, LA11 6LR

Stone Lea is a chain free arming End Terraced Lakeland Cottage in the pretty, sought after village of Lindale within the Lake District National Park. This cosy Cottage will appeal to First Time Buyers perhaps or those seeking a Second Home. With uPVC double glazing, gas central heating and underfloor heating to the Lounge this property is already warm and comfortable but there is of course a very lovely wood burning stove to for those winter nights!

With a detached low maintenance outdoor space with covered sitting area, Garage and off road Parking this property should have a broad appeal.

Quick Overview

- End Terrace Cottage
- Within the Lake District National Park
- Low maintenance outdoor space
- Excellent lock up and leave
- Ideal first time buyer home
- Underfloor heating to Living Room
- Garage
- Parking for 2 cars
- No upper chain
- Superfast Broadband



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Superfast
Broadband



Garage and
Parking for 2 cars

Property Reference: G3081



Living Room



Living Area



Kitchen



Bedroom 1

The double, uPVC doors open into the Entrance Porch with hardwood stable door in to the good-sized Living Room with engineered Oak floor and cosy multi-fuel stove. Exposed ceiling beams and stairs to First Floor. A small, private 'Office' with window and door which has been discretely created in the corner. The Kitchen is galley style with side window. Wall and base cabinets with complementary work-surface, splashback tiling and Belfast sink. Space for fridge freezer and washing machine; Built in electric oven and gas hob and concealed gas central heating boiler.

From the Living Room the stairs lead to the First Floor with loft hatch. Bedroom 1 is a spacious double with a range of fitted bedroom furniture. Bedroom 2 is a single room with a recessed wardrobe. The Bathroom is spacious with modern white suite comprising WC, large shallow rectangular sink on a vanity unit and bath with shower over. Auto illuminating airing cupboard with radiator.

Over the road is the Single Garage with power and light and mezzanine storage area. Parking for 2 cars to the front of the Garage. The Garden Area is along side with raised, paved Patio - a lovely area to be enjoyed whatever the weather with wooden gazebo over.

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 at the mini-roundabout, go past the train station and follow the road into Lindale. At the mini roundabout by the Audi Garage, go straight over signed Back o The Fell Road. Stone Lea can be found on the left hand corner at the 'T' Junction.

What3words -

<https://what3words.co.uk/danger.overused.leopard>

Accommodation (with approximate measurements)

Entrance Porch

Living Room 23' 2" max x 12' 0" (7.06m max x 3.66m)

Office

Kitchen 14' 3" max x 5' 10" (4.34m max x 1.78m)

First Floor

Bedroom 1 12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom 2 15' 0" max x 5' 11" (4.57m max x 1.8m)

Bathroom

Garage 17' 9" x 8' 6" approx (5.41m x 2.59m) approx

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. Underfloor heating to the Ground Floor.

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

Council Tax: Band C. Westmorland and Furness Council.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £700 – £750 per calendar month. For further information and our terms and conditions please contact the Office.

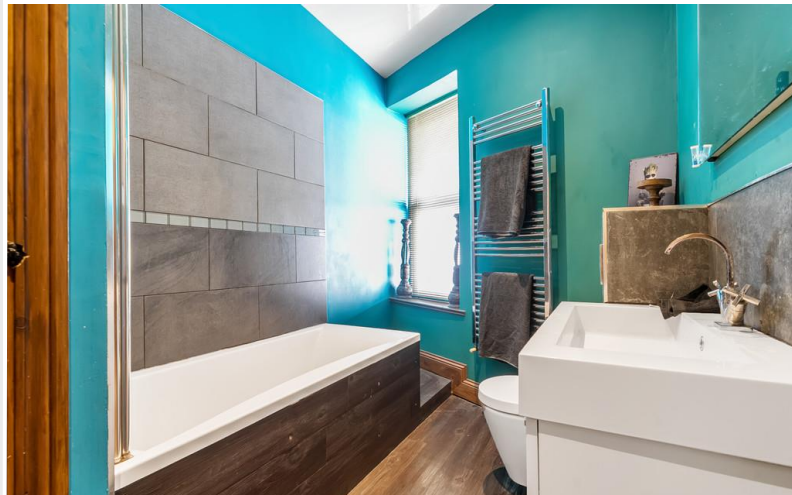
Viewings: Strictly by appointment with Hackney & Leigh.

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

Anti-Money Laundering 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).



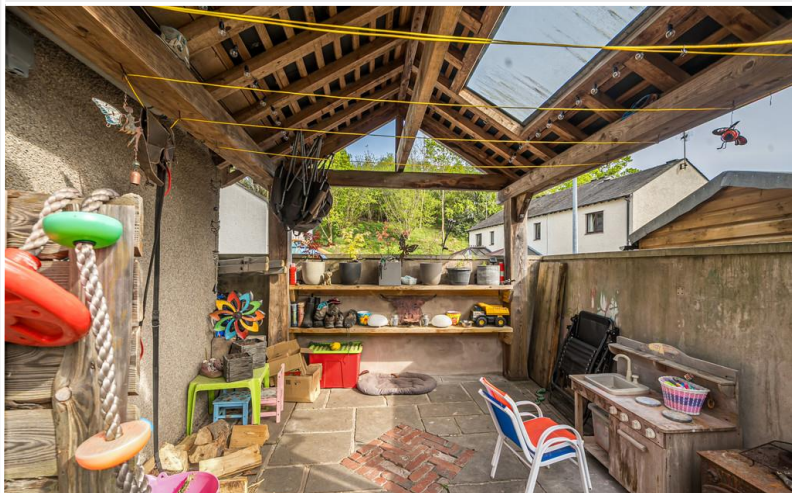
Bedroom 2



Bathroom



Garage, Parking and Gazebo



Back O The Fell Road, Grange-Over-Sands, LA11

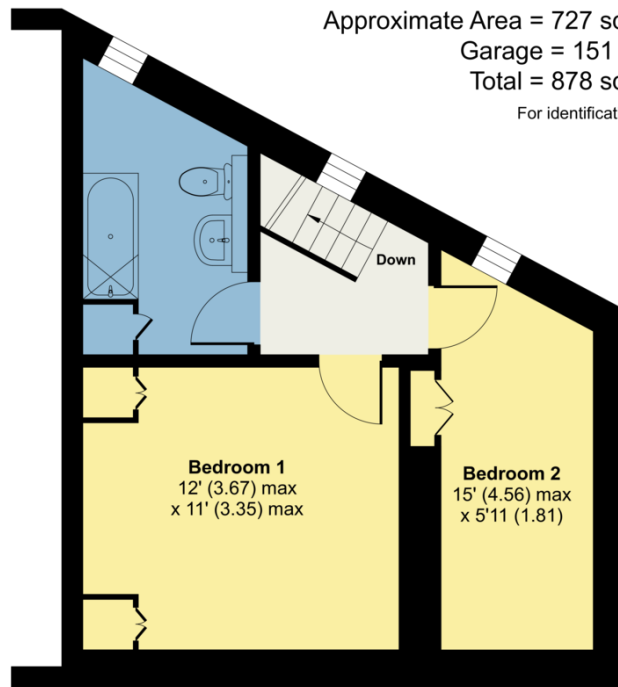


Approximate Area = 727 sq ft / 67.5 sq m

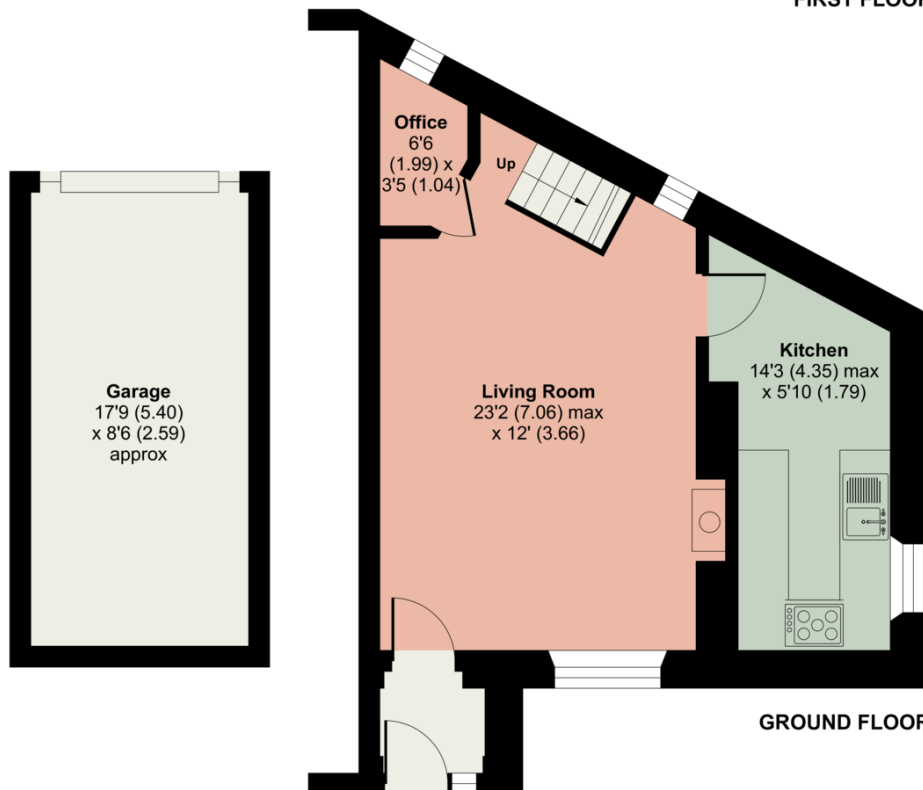
Garage = 151 sq ft / 14 sq m

Total = 878 sq ft / 81.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1280593

A thought from the owners - That the current owner has owned and lived at this property for 27 years. Hence these properties don't come for sale very often !

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