



## Lindale

£485,000

The Farmhouse, 4 Wilson House, Kendal Road, Lindale,  
Grange-over-Sands, Cumbria, LA11 6QR

This superb Semi-Detached Barn Conversion is a delight, incredibly spacious, versatile and arranged over 3 floors with 5 very generous Double Bedrooms and 3 Bathrooms. Adding to the overall warm and welcoming feel of this lovely property are some charming features echoing this buildings historical past including some impressive exposed beams, thick stone walls and deep set windows.

Wilson House is part of a small development of attractive barn conversions - 9 in total, sitting just on the edge of The Lake District National Park. Each with an individual quality design, they enjoy a semi-rural yet very convenient situation with the A590 close-by for commuters.

This lovely property will appeal in particular to the larger family or perhaps those who work from home or who have hobbies/interests that require space!

### Quick Overview

- Pleasant views
- Convenient situation
- Semi-rural location
- Versatile layout
- Very spacious rooms
- Just on the edge of the LDNP
- 5 Double Bedrooms and 3 Bathrooms
- Garage, Parking and Garden
- No upper chain
- Superfast Broadband



5



3



1



C



Superfast  
Broadband



Garage and  
Parking

Property Reference: G3092





Cloakroom



Dining Kitchen



Lounge / Dining Room



En-Suite Bathroom

The main front door opens into the Hallway with useful cloaks cupboard housing the oil central heating boiler and water pressure system. Cloakroom with deep set frosted window, WC and wash hand basin. The Breakfast Kitchen is very spacious with a dual aspect and ample space for a central table. Furnished with a range of mid 'wood' wall and base cabinets with black work surface incorporating the 1½ bowl stainless steel sink unit. Attractive, electric 'Rangemaster' range cooker, integrated fridge, freezer, washing machine and dishwasher. Recessed ceiling spot lights, rear entrance door and a glazed door through to the Lounge/Dining Room (also with access from the Hall). This dual aspect room is full depth so very roomy, more than enough space for both living and dining furniture. Cosy wood burning stove, recessed ceiling spot lights and external front door.

The stairs from the Hallway lead to the Landing passing a feature window with pleasant view. Bedroom 1 is a generous Double Bedroom with twin, deep set windows and attractive front aspect. Cream gloss fitted wardrobes, recessed ceiling spot lights and door to En-Suite. The En-Suite Shower Room has attractive stone effect wall tiles and a white suite comprising large bath with central taps, wall mounted wash hand basin, WC and shower enclosure. Bedrooms 2 and 3 are both well proportioned doubles with deep set windows to the rear. The Family Bathroom is well proportioned with a white suite comprising WC, wall mounted wash hand basin, shower, WC and bath. Complementary part tiled walls and chrome ladder radiator.

From the Landing the stairs lead up to the Second Floor passing another low level window with charming view. Bedroom 4 is an exceptionally large Bedroom currently home to a double bed and 2 singles that are almost lost! A super room for a teen perhaps? Exposed ceiling beam, low level window. some limited head height and 2 'Velux' windows. The final Bedroom, No.5 is yet another double of impressive dimensions! Exposed beams, 'Velux' roof window, some limited head height and small recess in wall. The Bathroom serving this floor has a 'Velux' roof window, exposed beam and useful eaves storage. White suite comprising 'P' shaped bath with shower over, WC and wall mounted wash hand basin.

The Garage (closest to the house in the row) has double wooden doors, power, light and water. There is good head height here so potential to create mezzanine storage perhaps. The main Garden is to the front and side. The front enjoys a very sunny aspect with a small level lawn and wide paved pathway which can easily accommodate an outdoor chair or two. To the side is a raised and larger area of lawn with feature limestone. Enclosed by an attractive Lakeland stone wall and benefitting from the shade of next doors very beautiful and mature oak tree.





Breakfast Kitchen



Lounge / Dining Room





Bedroom 2



Bedroom 3



Bathroom



Bedroom 5

To the Rear is a gravelled Patio with more impressive, feature limestone. This patio is very private and catches the evening sun??? Parking for 2 cars on the gravelled area to the front of the property.

**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.

From Grange-over-Sands take the B5277 towards Lindale. At the roundabout (Audi Garage) turn right heading towards Kendal and the A590. 4 Wilson House is located approximately ½ a mile further along on the right hand side. After turning into the main stone gateway, follow the tarmac driveway around to the left, keep left and No. 4 can be found ahead of you.

What3words:

<https://what3words.co.uk/skips.townhouse.grandson>

**Accommodation (with approximate measurements)**

Hallway

Cloakroom

Breakfast Kitchen 14' 3" x 14' 2" (4.34m x 4.32m)

Lounge/Dining Room 25' 9" x 12' 0" (7.85m x 3.66m)

First Floor

Bedroom 1 14' 10" x 11' 9" (4.52m x 3.58m)

En-Suite Bathroom

Bedroom 2 14' 7" x 10' 3" (4.44m x 3.12m)

Bedroom 3 11' 9" x 10' 9" (3.58m x 3.28m)

Family Bathroom

Second Floor

Bedroom 4 25' 8" max x 14' 7" max (7.82m max x 4.44m max)

Bedroom 5 14' 10" x 12' 4" (4.52m x 3.76m)

Bathroom

Garage 18' 11" x 9' 2" (5.77m x 2.79m)

**Services:** Mains electricity and water. Shared sewage treatment plant. Oil central heating to radiators.

**Management Charges:** There is an Annual Service Charge of £300 per year which is paid monthly at £25 per month which covers maintenance of the shared driveway, communal flower bed and orchard area and maintenance of the and shared treatment plant.

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





Bedroom 1

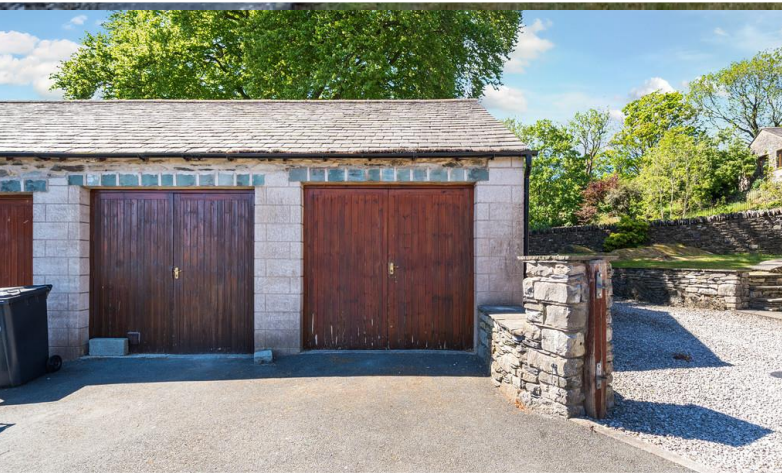


View





Garden



Garage



External

**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 £1300 – £1400 per calendar month. For further information and our terms and conditions please contact the 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).



## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
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Call **015395 32301** or request  
online.



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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

# Kendal Road, Lindale, Grange-Over-Sands, LA11

Approximate Area = 2007 sq ft / 186.4 sq m

Limited Use Area(s) = 117 sq ft / 10.8 sq m

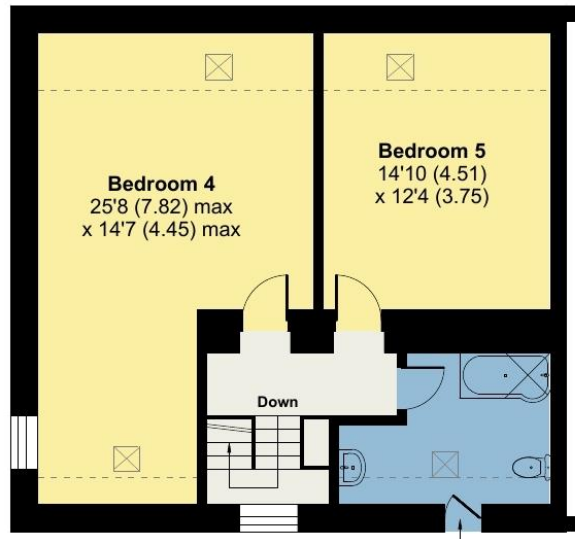
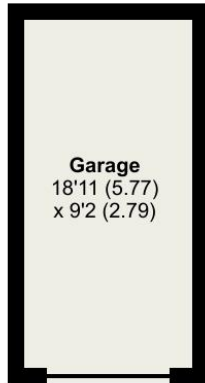
Garage = 173 sq ft / 16 sq m

Total = 2297 sq ft / 213.2 sq m

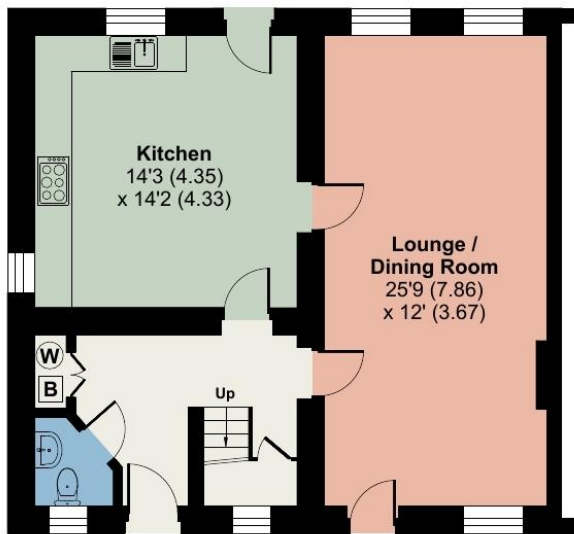
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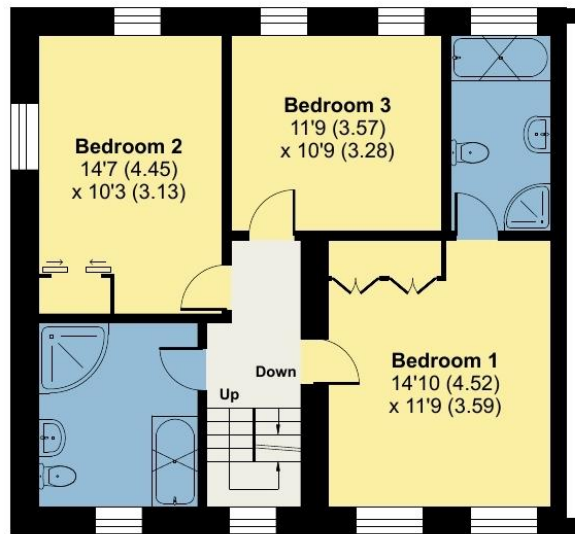
Denotes restricted  
head height



SECOND FLOOR



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: 1284914

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