



## Lindale

Offers in the region of £195,000

26 Lingarth, Lindale, Grange-over-Sands, Cumbria, LA11 6LA

This End Terrace, 2 Bedroom property is an excellent opportunity for those looking for an affordable home ready for the new owners to improve and extend (subject to the relevant planning consents).

Comprising Entrance Hall, Sitting Room, Kitchen Diner, 2 Bedrooms and Bathroom. Good sized Garden, on road Parking and Garage.

Located in this popular village within the LDNPA this property is subject to a local occupancy restriction. An excellent starter home for the first time buyer or for those looking to downsize. Early viewing recommended.

### Quick Overview

Village location

Within the Lake District National Park

Wonderful walks from the doorstep

Opportunity to improve and extend

Excellent First Time Buyers Property

Lovely views to open countryside

2 Bedrooms

Gas central heating

Local occupancy clause

Superfast Broadband



2



1



1



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Superfast  
Broadband



Garage and on  
road Parking

Property Reference: G3108





Kitchen Diner



Kitchen/Diner



Sitting Room



Bedroom 1

Situated at the top of the cul-de-sac, steps lead up to the main entrance door with side window. The Entrance Hall has access to both downstairs rooms and stairs leading up to the first floor. The Sitting Room has a dual aspect with views into the front garden and fells in the distance and the rear aspect into the rear garden. Slate fireplace with oak effect lintel over with power point and flue. Laminate floor. The Kitchen Diner is fitted with grey painted wall and base cabinets with complimentary worktop, splash-back black tiles and single drainer stainless steel sink unit. Built-in electric oven with 4 ring gas hob over and brushed stainless steel cooker hood over. Plumbing for washing machine and space for fridge freezer. Under stairs storage cupboard and stable type rear entrance door.

From the Entrance Hall stairs lead to the first floor Landing with rear aspect into the Garden and to open fields. Loft hatch. Bedroom 1 is a good sized double room with a dual aspect and super views over roof tops to the fells beyond and into the rear garden and open countryside. Cupboard housing the Worcester gas central heating combi boiler. Bedroom 2 is also a double room with a front aspect over rooftops to the fells in the distance. The Bathroom has a 3 piece white suite, comprising bath with tiled panel and Victorian shower attachment to taps, pedestal wash hand basin and WC. Tiled walls, extractor fan and laminate floor.

Outside - To the front of the property there is a small Store to the right of the front door. The Garden is to three sides and is mainly grass. To the rear the sloping garden has hedged and fenced borders with some mature trees and is ready for a new owner to enhance as they please. Lovely views over neighbouring properties towards Whitbarrow Scar and beyond. Corrugated iron Garage with wooden double doors to the rear. On road Parking to the front of the property.

**Location:** Lindale is a popular village just on the edge of the Lake District National Park and close to the main A590, approximately 15 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere with all the attractions of the South Lakes peninsula.

To reach the property from Grange over Sands turn left at the mini roundabout before the Station into Windermere Road. Follow Windermere Road into Lindale. Take the first left and No.26 is on the right at the top of the cul-de-sac.

What3words - <https://what3words.co.uk/explies.fattening.chess>



## Accommodation (with approximate measurements)

### Hallway

**Sitting Room** 14' 9" x 10' 3" (4.5m x 3.12m)

**Kitchen Diner** 14' 11" x 7' 0" min & 13'4" max (4.57 m x 2.14m min & 4.07 max)

### First Floor

**Bedroom 1** 14' 9" x 10' 4" (4.5m x 3.15m)

**Bedroom 2** 13' 3" max x 8' 9" (4.05m max x 2.69m)

### Bathroom

### Garage

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

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

**Note:** No.25 has access around the rear of the property to bring through their bins.

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

**Local Occupancy Restriction:** There is a Local Occupancy Restriction on this property - Any prospective purchasers would need to be able to provide evidence of 'living or working within the County of Cumbria' for 3 years prior to purchase.

**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 £ - £ 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).



Bedroom 2



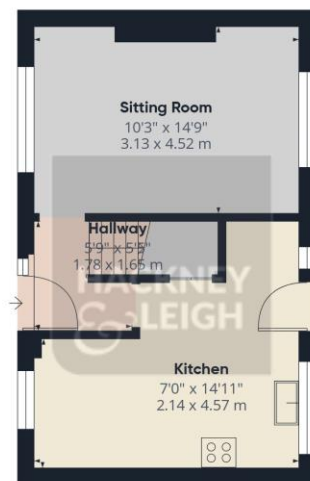
Bathroom



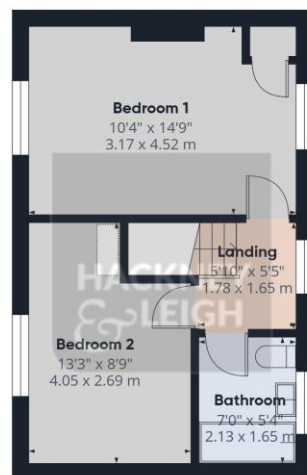
Rear Garden



Garage



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
661 ft<sup>2</sup>  
61.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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