



Lindale

£335,000

Claremont, Lindale, Grange-over-Sands, Cumbria, LA11 6LL

Claremont is a delightful property! A sunny, well proportioned, neatly presented, elevated traditional Semi-Detached home that enjoys pleasing views, excellent outdoor space and an enviable location. This property will appeal in particular to families for many reasons not least the close proximity to the excellent local Primary School.

This 1920/30's Semi is built of solid construction and has a tried and tested layout and displays features of the era such as picture rails, period doors and a super, retro, original tiled fireplace in the Lounge that looks fabulous! The rooms are all well proportioned and bright. There is a contemporary Shower Room, superb Outdoor Kitchen, Garage, ample Parking and secure Garden - perfect for young children and pets. All ready to just turn the key and move in!

Quick Overview

Elevated position with pleasant views

Neatly presented throughout

Contemporary Shower Room

Outdoor Kitchen

Private and secure Gardens

3 Bedrooms

Double Glazing and Gas Central Heating

Charming village in the Lake District National Park

Garage and Parking

Superfast Broadband



3



2



2



D



Superfast
Broadband



Garage and
Parking

Property Reference: G3122



Entrance Hall



Lounge



Dining Room



Kitchen

The front door opens into the welcoming and traditional Hallway with side window, stairs to First Floor, laminate floor and original doors to Ground Floor Rooms. Great use had been made of the under stairs area with the creation of a modern Cloakroom with frosted side window, WC and small wash hand basin. The Lounge is a well proportioned sunny room with front bow window, picture rail, recessed cupboard and lovely, original tiled fire place with open fire. The Dining Room is of a similar size with 2 useful recessed cupboards, external door, window with rear aspect in to the Garden and wood effect laminate flooring. Open to the Galley style Kitchen. The Kitchen has a dual aspect and is furnished with a range of white wall and base cabinets and sink unit. Space for fridge freezer, oven, washing machine and dishwasher. Wall mounted gas central heating boiler, laminate tiled floor, soft green subway wall tiling and recessed ceiling spot lights.

The attractive, stripped stair case leads to the Landing with side window and loft hatch with pull down ladder, partially boarded with power and light. Bedroom 1 is a spacious Double Bedroom with picture rail and large window to the front providing pleasant views to fields opposite. Bedroom 2 is a second generous Double with pleasing rear aspect. Bedroom 3 is a single room with rear aspect. The Shower Room is very contemporary with uPVC boarding, shower enclosure, WC, twin, round wash hand basins on vanity unit and black upright radiator.

Just outside the rear door is a covered Porch with useful store with power and light and currently houses an additional freezer. The Gardens are a super with this property. To the front is a low maintenance, sunny, paved Patio area, very private with raised flower bed and securely fenced. A pathway leads around to the Rear Garden where there is something for everyone. The chefs, the children, pets, gardeners, entertainers! This lovely Garden caters for all needs. Directly outside the rear door is a sunny paved and decked Patio area with power (used for hot tub in warmer times) or super for outdoor dining. Steps lead up to the lawn with central pathway leading to the rear Garden and super outdoor BBQ Kitchen which is partially covered with shelving, cupboard and sink! A super addition. Beyond the rear gate is a gravelled Parking area for 2 cars plus the Garage which has an up and over door, power, light and some overhead storage. The Garage electrics have been upgraded in order to facilitate the installation of an EC charger if required.

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 the roundabout in Lindale Village take the Grange Road for about 50 yards, turning left into Dixon Wood close then first right and along the private lane leading to the rear of Claremont (Parking and Garage) on the right. Alternatively there is a pedestrian pathway to the front door from the road.



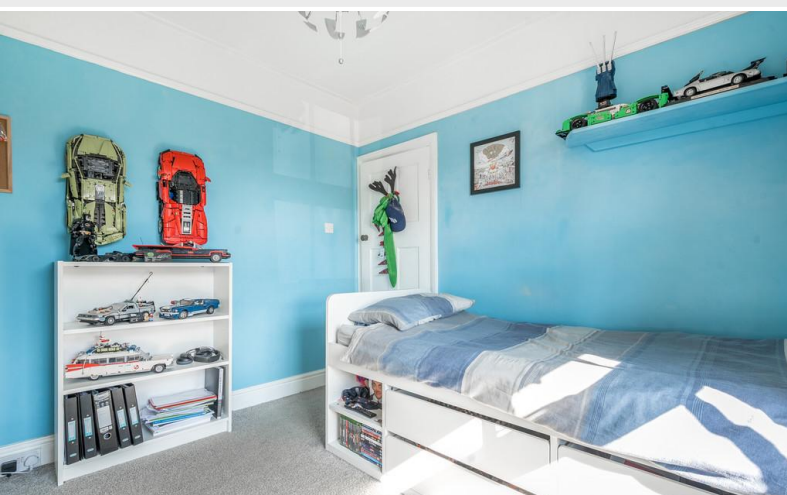
Lounge



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

What3words -

<https://what3words.com/watched.speaks.announced>

Accommodation (with approximate measurements)

Hallway

Cloakroom

Lounge 13' 1" x 10' 0" (3.99m x 3.05m)

Dining Room 12' 4" x 12' 0" (3.76m x 3.66m)

Kitchen 13' 9" x 5' 11" (4.19m x 1.8m)

First Floor

Bedroom 1 13' 3" max x 12' 0" max (4.04m max x 3.66m max)

Bedroom 2 11' 0" x 10' 2" (3.35m x 3.1m)

Bedroom 3 8' 11" x 8' 3" (2.72m x 2.51m)

Shower Room

Store

Outdoor Kitchen/BBQ area 9' 10" x 5' 10" (3.01m x 1.79m)

approx

Garage 17' 7" x 10' 3" max (5.36m x 3.12m max)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Notes: Claremont has a 'prescriptive by use' right of way over the rear lane. A statement of truth is in place with the deeds).

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 £1000 – £1100 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).



Kitchen



Front Garden



BBQ/Kitchen Area



Rear Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week
including evenings with our
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Lindale, Grange-Over-Sands, LA11

Approximate Area = 927 sq ft / 86.1 sq m (excludes shed)

Garage = 180 sq ft / 16.7 sq m

Total = 1107 sq ft / 102.8 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1319093

A thought from the owners - This has been a fantastic property for our growing family; a warm and cosy place to live with great views across to the woodlands and fields. The outdoor space we created has been one of our greatest accomplishments here are Claremont and we hope the next owners will love it as much as we have.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/07/2025.

Request a Viewing Online or Call 015395 32301