

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Lindale

£550,000

Eller How Cottage, Lindale, Grange-Over-Sands,
Cumbria, LA11 6NA

REMARKETED DUE TO FALL THROUGH AT VERY COMPETITIVE PRICE!!!!

This is truly special, delightful and well presented 4 Bedroom detached, Lakeland Cottage dating back to the 17th century with a wealth of old world charm. Located in a rural setting on the edge of Lindale within the Lake District National Park with good access to the A590. The spacious, well proportioned rooms comprise welcoming Entrance Hall, Lounge with Dining Room and Pantry off, Breakfast Kitchen, Utility Room with Boiler and Shower Rooms off; 4 Double Bedrooms (1 En-Suite), Office/Store/Play Room, Bathroom and Separate WC. Parking for several cars and attractive Gardens. This is a unique find with no upper chain. Viewing highly recommended!

Quick Overview

Detached Farm House - 4 Bedrooms
2 Reception Rooms - 3 Bath/Shower Rooms
Lovely rural location
Good access to the A590
A wealth of character and charm
¾ Acre of Woodland
Ample Parking
Lovely Gardens
No Upper Chain

Superfast Broadband speed 44 mbps available*



4



3



2



F



44 Mbps



Ample Parking

Property Reference: G2707



External



Lounge



'Reading Nook'



Dining Room

Location: Eller How Cottage is classed as Lindale but is on the other side of the A590 bypass. A popular and friendly village with popular Primary School and highly regarded 'Royal Oak' public house. Located on the edge of the Lake District National Park the M6 is approximately 15 minutes away, Windermere Lake 7 miles and the delights and attractions of the central Lake District are less than 25 minutes by car. The market town of Kendal (20 mins) or the smaller seaside town of Grange over Sands (10 mins) are the nearest towns for everyday needs,

To reach the property from the M6 at junction 36 follow the A590 in the direction of Kendal. Take the first left sign-posted Barrow and the first exit at the roundabout. Follow this road for approx 5.7 miles and take the second exit up Lindale Hill. At the top of the hill take the exit signposted Cartmel. At the 'T' junction turn right, go under the underpass and bear right and go back on to the A590 towards Kendal. Take the second driveway entrance on the left and Eller How Cottage is a short way along on the right hand side.

Description: Eller How Cottage is a wonderful Lakeland Cottage (originally 3 separate cottages) dating back to the 17th Century, built of solid construction with a wealth of exposed beams, deep set windows with slate sills and deliciously imperfect thick stone walls

This property is an absolute joy (even more so currently with the magnificent autumn colours!).....

From entering the tree lined driveway to catching your first glimpse of the magical exterior of Eller How Cottage, these first impressions cannot fail to impress and evoke those warm fuzzy feelings. Stepping inside is no less wonderful. The property is extremely spacious and enjoys lovely country views, it is inviting, peaceful and calm with pleasing 'rounded edges'..... traditional features and nods to the fascinating history are subtle but abundant. Also included is approximately ¾ acre of Woodland.

Owned by the same family for over 35 years, this lovely Family Home has undergone a programme of works over the years and has recently been re-roofed and had new double glazed windows installed in 2022. The property is tastefully and neutrally decorated throughout and provides a lovely, spacious family home.

The accommodation comprises: Covered Entrance with double glazed door and side windows to welcoming Entrance Hall with stairs to the First Floor and access to the Lounge with exposed beams, attractive inglenook fireplace with wood-burning stove and quirky 'reading corner' off and door to the Pantry with cold slab. From the Lounge an archway leads through to the Dining Room with dual aspect providing pleasing rural views and exposed beams. From the Lounge several slate steps lead to the Breakfast Kitchen with ample space for a kitchen table which has a range of fitted wall and base cabinets with oak effect worktops. Freestanding gas cooker with cooker hood over and plumbing for dishwasher, painted beams and tiled floor. Steps lead to the Utility Room with plumbing for a washing machine and rear entrance door. From here there is also access to the Boiler Room which houses the boiler and 2 hot water cylinder tanks and a door to the Shower Room having a 3 piece white suite. On the First Floor there are 3 Double Bedrooms, 2 with exposed or painted beams, 1 with an original fireplace (not in use) and a Separate WC and Bathroom. The 4th Bedroom has a wash hand basin and recessed shower enclosure and steps lead up to the Bedroom with pitched ceiling and storage cupboard off.



Lounge



Dining Room



Breakfast Kitchen



Ground Floor Shower Room



Bedroom 2



Bedroom 3

Store/Play Room with limited head height and roof-light. Outside there is parking for 3-4 cars on the gravelled driveway and parking areas. The gardens are mainly laid to lawn with some mature shrubs and trees, raised flower beds, private decked sitting area and paved patio area to add to the ambience is a small stream/culvert running through the garden. From the garden there are open views to the surrounding countryside. The outdoor decked area could be suitable as a base for a home office/studio (subject to planning permission).

Accommodation (with approximate measurements)

Entrance Hall

Lounge 18' 0" x 14' 7" (5.51m x 4.47m)

Dining Room 14' 7" x 12' 0" (4.47m x 3.68m)

Pantry 12' 11" x 6' 2" (3.94m x 1.88m)

Kitchen 16' 4" x 10' 7" (5.00m max x 3.23m min)

Utility Room 10' 4" x 7' 6" (3.15m max x 2.31m max)

Boiler Room

Shower Room

First Floor

Bedroom 1 14' 11" x 10' 11" (4.57m x 3.35m)

Bedroom 2 11' 8" x 8' 7" (3.56m x 2.64m)

Bedroom 3 11' 8" x 10' 5" (3.56m max x 3.18m max)

Bedroom 4 15' 10" x 11' 10" (4.85m x 3.61m)

En-Suite Shower Room

Separate WC

Bathroom

Store Room/Office 11' 1" x 6' 5" (3.38m x 1.97m)

Services: Mains water and electric. Septic tank drainage. Oil central heating. Wood-burning stove. Calor gas to cooker in kitchen.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 06/10/2022 not verified

Note: The main entrance drive is owned by Eller How House and Eller How Cottage has a right of access at all times. The slip road to Eller How Cottage is owned by Eller How Cottage.

Council Tax: Currently Business Rates - To be assessed. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/impulse.modifies.rumble>

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1200-£1300 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 4



Garden



External Side

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 dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Denotes restricted head height

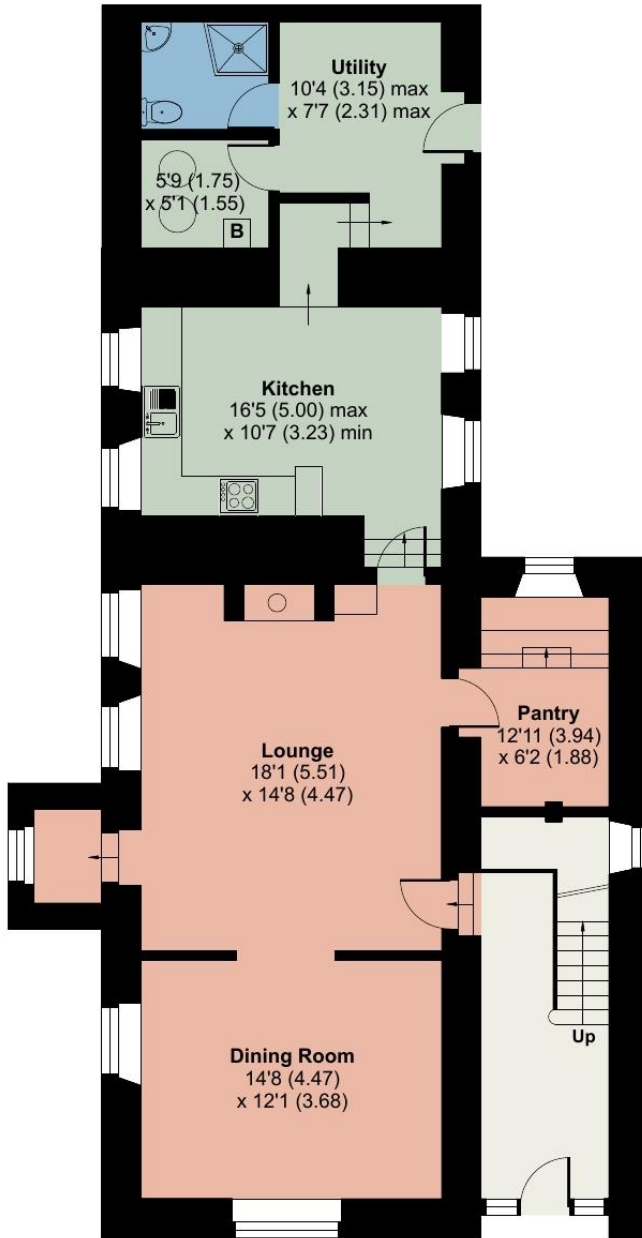
Lindale, Grange-Over-Sands, LA11

Approximate Area = 2110 sq ft / 196 sq m (excludes void)

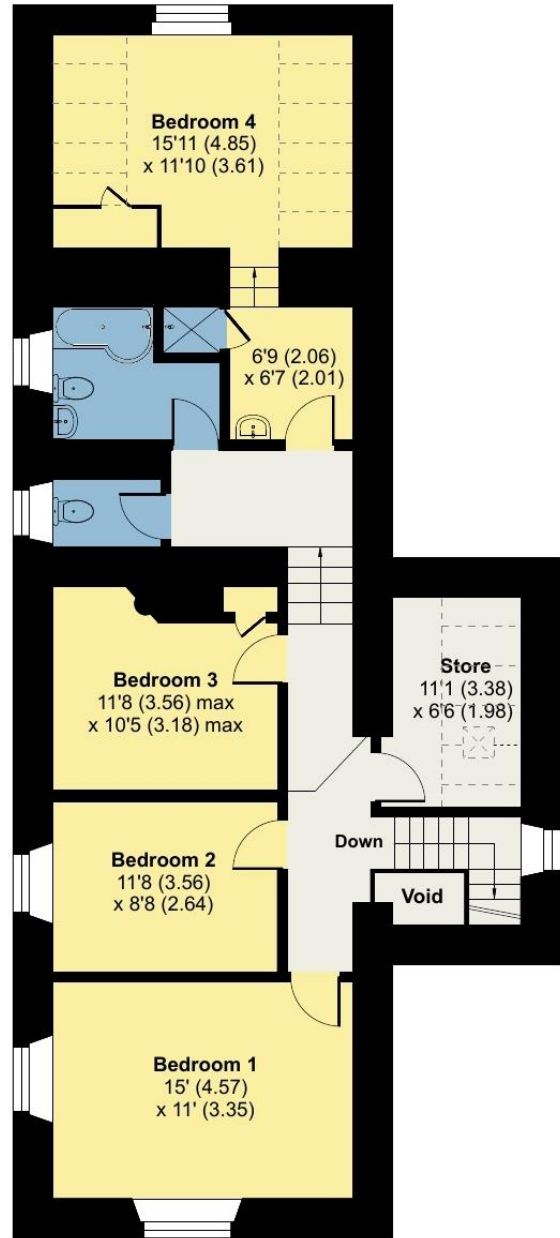
Limited Use Area(s) = 116 sq ft / 10.8 sq m

Total = 2226 sq ft / 206.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2022. Produced for Hackney & Leigh. REF: 910250

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