



## Stromness 5 Gill Bank

### Grange-Over-Sands, LA11 6FE

This newly built 4-bedroom detached family home in Lindale, located in the stunning Lake District, combines modern styling with traditional and local materials to create a high-specification living space. The property offers ample living accommodation, featuring quality kitchens and bathrooms, and two of the bedrooms include ensembles for added convenience. Outside, the landscaped gardens provide a serene retreat, while ample parking and a remote control electric garage add practicality. The main bedrooms are equipped with air conditioning, and a 5kW solar system enhances the home's energy efficiency. Additionally, it comes with LABC Architect certificates and adheres to local occupancy restrictions, ensuring it meets the highest standards of design and sustainability.

**Offers In The Region Of £750,000**

# Stromness 5 Gill Bank

Grange-Over-Sands, LA11 6FE



- Lake District Location
- 5kw p/hr Solar System and Air Conditioning in Main Bedrooms
- Landscaped Garden and Terrace
- Local Occupancy Restrictions Apply
- New Build Detached House
- High Specification Kitchen and Bathrooms
- Garage and Ample Parking - Electric Car Charging Point
- Modern Styling with Traditional and Local Material
- Excellent Family Accommodation
- LABC Architects Certificate Guarantee

## Entrance Hall

15'5" (4.70)

## Ground Floor Cloakroom

## Reception One

21'7" x 16'0" (6.6 x 4.90)

## Reception Two

12'1" x 8'10" (3.70 x 2.70)

## Kitchen / Breakfast Room

15'8" x 15'1" (11'5") (4.80 x 4.6 (3.5))

## Utility Room

8'10" x 5'6" (8'2") (2.70 x 1.70 (2.5))

## Bedroom One

12'9" x 16'0" (3.90 x 4.90)

## Ensuite Shower Room

12'1" x 6'2" (3.70 x 1.90)

## Bedroom Two

15'8" x 8'10" (4.80 x 2.70)

## Ensuite Shower Room

12'1" x 4'11" (3.7 x 1.50)

## Bedroom Three

13'1" ( 8'2") x 13'5" (4.00 ( 2.50) x 4.10)

## Bedroom Four

11'9" x 11'9" (9'6") (3.60 x 3.60 (2.90))

## Family Bathroom

8'6" x 6'6" (7'10") (2.60 x 2.00 (2.40))

## Garage

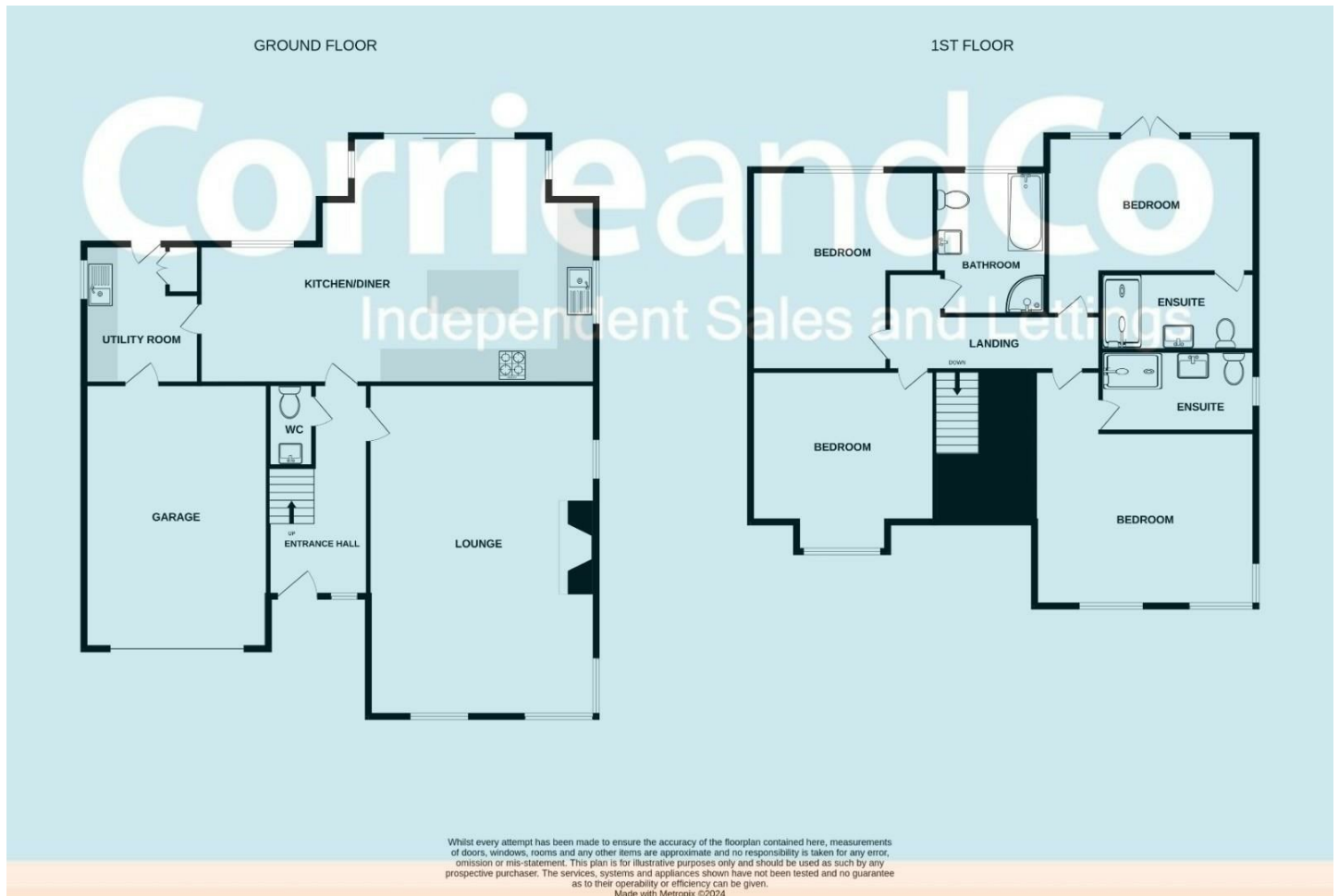
18'4" x 12'9" (5.60 x 3.90)



[Directions](#)



## Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
105 kWh/m <sup>2</sup> A	105 kWh/m <sup>2</sup> A	105 g/m <sup>2</sup> A	105 g/m <sup>2</sup> A
81-104 kWh/m <sup>2</sup> B	81-104 kWh/m <sup>2</sup> B	81-104 g/m <sup>2</sup> B	81-104 g/m <sup>2</sup> B
55-80 kWh/m <sup>2</sup> C	55-80 kWh/m <sup>2</sup> C	55-80 g/m <sup>2</sup> C	55-80 g/m <sup>2</sup> C
39-54 kWh/m <sup>2</sup> D	39-54 kWh/m <sup>2</sup> D	39-54 g/m <sup>2</sup> D	39-54 g/m <sup>2</sup> D
21-38 kWh/m <sup>2</sup> E	21-38 kWh/m <sup>2</sup> E	21-38 g/m <sup>2</sup> E	21-38 g/m <sup>2</sup> E
9-20 kWh/m <sup>2</sup> F	9-20 kWh/m <sup>2</sup> F	9-20 g/m <sup>2</sup> F	9-20 g/m <sup>2</sup> F
1-8 kWh/m <sup>2</sup> G	1-8 kWh/m <sup>2</sup> G	1-8 g/m <sup>2</sup> G	1-8 g/m <sup>2</sup> G

Not energy efficient - higher running costs | Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC