



Old Low House

Ayside, Grange-Over-Sands, LA11 6HY

Guide Price £525,000

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Based in the boundary of the Lake District National Park and dating back to the late 1600s, Old Low House was transformed into a family home from the original old farmhouse around 1970. It is an early example of what was to become a massive trend for repurposing agricultural buildings. Original exposed oak trusses and traditional Lakeland slate throughout the property represent the late century vibe of the original conversion. Further characteristics of traditional features include flagged floors, slate sills and stone millions just to name a few with two of the bedrooms formerly an Apple Loft and Granary. The present owners have moved the traditional Lakeland building forward with a series of upgrades such as the extension to include a ground floor double bedroom, shower room, utility, and the building of a double garage. This characteristic and individual home reveals itself room by room with a unique layout featuring four reception rooms, six generously proportioned bedrooms, one bathroom, shower room, utility room and WC. Old Low House benefits from a horseshoe shape garden with an outhouse, a double garage, and plenty of parking for several cars.

The history of the Lake District can be found around each corner of Old Low House. Its unique capabilities present great potential and adaptability, with plenty of scope for a wonderful renovation project.

There is also further opportunity to acquire a parcel of land (circa 1.55 acres) located a mile away from the property. Further information can be available from the agents.

Ayside is a quiet rural residential hamlet with a mix of individual houses both traditional and modern, quaint cottages and converted barns. This is a great central base from which to access the delights of the Lake District, whether it is country walks, exhilarating cycle rides, picturesque villages or culinary experiences that you are seeking, this is a cracking spot, easily accessible off the A590 and just three miles from the popular village of Cartmel.





Accommodation

Porch

Local Lakeland stone tiled floor and walls. Original front door with partial obscured glazing opens to spacious and characterful hallway with exposed beams.

Living Room

The hallway leads through to the main living room, windows out to the front drive with window seat. Open fire with slate surround with origins from 1975. The hearth is a former dairy slab from Hornblower. TV point and integrated cupboard space.

Kitchen

The kitchen offers a good selection of wall and base units, space for a dining table and double glazing windows to the front drive. An electric oven, grill, induction hob and traditional extractor fan. Double stainless steel mixer tap with drain board. Plumbing for dishwasher and fridge freezer. Tiled flooring and panelled walls. Access to front drive via partial glazed door.

Snug

Cosy secondary living area with windows to garden featuring Lakeland stone windowsills and integrated shelves. Exposed beams. Interior window to dining room.

Dining Room

The dining room is located past the snug at the rear of the property through an open doorway. Showcasing an original Lakeland stone surround open fireplace. Dual aspect windows showcase the horseshoe garden. High ceilings and exposed beams.



Sitting Room/Ground Floor Bedroom

Currently a bright double bedroom with windows out to front drive. This room was originally another reception room with exposed beams, open fireplace and recessed cupboards.

Utility Room

The utility room, once the main kitchen, provides a space and plumbing for a washing machine and dryer, stainless steel mixer tap and a good selection of base units. Dual aspect views to the garden. Central heating controls.

Shower Room

Within the utility room is a relatively modern shower room, hosting a three piece suite including a wall hung basin, WC and large shower. Window out to the back garden.

Hallway

Access to garden via steps past utility.

WC

Wall hung basin, WC and window to garden.

First Floor

Landing

Large sash windows. Steps up to spacious area with loft access.

Bedroom One (Front)

Once an old granary, the main double bedroom benefits from characterful low exposed beams and high vaulted ceiling. Large windows look out to the front drive and feature slate window sills. External door down leads down some stone steps to the garage.

Bedroom Two (Front)

Spacious double room connected to the first. Panelled sash windows out to front drive with window seat. Integrated storage cupboard and access to loft. Plenty of scope for extension onto first bedroom.

Bathroom

The main bathroom is a three piece suite including a pedestal sink, WC, bath with electric shower head. Panelled obscured glass windows. Window seat. Illuminated mirror.

Bedroom Three (Rear)

Up steps to the third double bedroom. Windows out to garden, versatile space.

Bedroom Four (Front)

Spacious double room. Windows to front drive with window seat.

Bedroom Five (Front)

Spacious double room. Windows to front drive with window seat.

Office/Storage Room (Rear)

Office space/storage room/single bedroom. Versatile space with slanted ceiling and small window out to back garden.





Outside

Horseshoe shaped garden with plenty of space and scope. Outbuilding and garden room. Access to double garage from one side with parking space in front. Private front drive with space for at least two vehicles.

Directions

Use Satnav LA11 6HY with reference to the additional directions as follows: Once off the A590 High and Low Newton bypass and entering Ayside on Oak Bank Lane, you will come to a Y junction, bear right onto Pease Close Lane and Old Low House is a short way along on the left hand side with parking both in front of the garage and through the gates in front of the property.. Whatthreewords:

Services

Oil central heating, oil tank located in the garden. Mains water & drainage.

Tenure

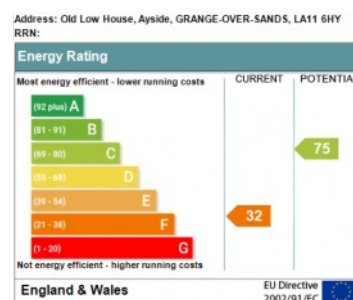
Freehold.

Internet Speed

Superfast speed of 77 Mbps download and for uploading 20 Mbps as per Ofcom website.

Council Tax Band

G





Floor 0 Building 1



Floor 1 Building 1

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

2651.7 ft²

246.35 m²

Reduced headroom

49.31 ft²

4.58 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.