



Witherslack

£415,000

Vicarage Cottage

Witherslack

Grange-over-Sands

Cumbria

LA11 6RS

This charming and deceptive cottage has a unique layout, excellent outdoor space and is tucked away peacefully in the delightful village of Witherslack. Well presented throughout and comprising Kitchen, Dining Room, Lounge, Bathroom and 3 Double Bedrooms (one En-suite), private Parking, secure and dry outdoor store, garden and patio.

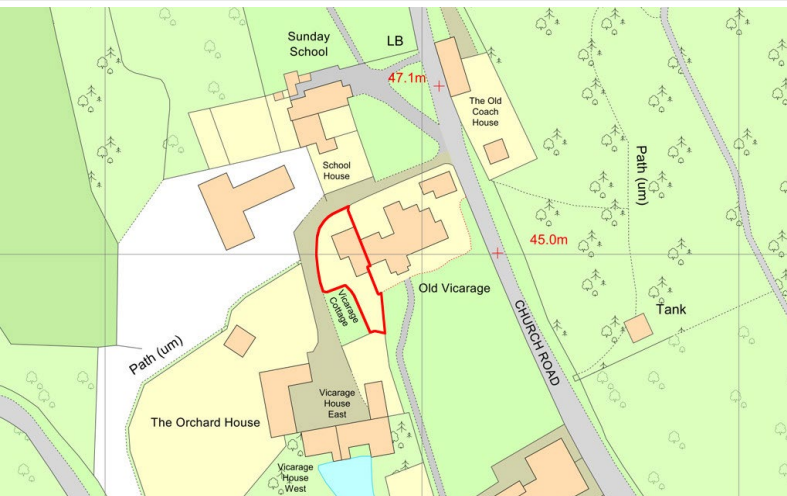
Occupancy restrictions apply.

Property Ref: G2625





Driveway



Ordnance Survey Ref: 01027170

Location/Description:- This wonderful, stone built cottage is very deceptive from the outside and actually provides spacious and versatile living accommodation. Boasting features including beamed ceilings and deep set cottage windows this warm and welcoming property will make an ideal family home. The cottage is well presented throughout with tasteful, neutral décor and the well proportioned outdoor space perfectly complements the interior. There is also private parking for several vehicles.

Tucked away peacefully in a leafy corner of this popular Lake District village, Witherslack has an excellent Primary School, Village Hall, community run Village Store, highly regarded 'Derby Arms' Public House and Garden Centre.

To reach the property from the A590 turn into Witherslack and proceed past 'The Derby Arms' Public House into the village. Turn left sign-posted 'Halecat' or 'The Church' and follow the road for 0.75 of a mile. As you reach 'The Green' turn left and Vicarage Cottage is shortly on the left hand side.

Accommodation (with approximate measurements)

From the parking area 2 paved steps lead down under the useful covered porch to the half glazed front door which opens to:-

Kitchen 9' 3" x 8' 9" (2.82m x 2.67m) A bright kitchen furnished with a good range of cream, shaker style cabinets with wood effect work-surface and inset 1½ bowl white ceramic sink. Space for dishwasher, washing machine and tumble drier. Integrated fridge and freezer. Built in electric oven and ceramic hob with extractor over. Recessed feature plate rack; deep set window; 'Velux' roof light and ceramic tiled floor. Walk in boiler/cloaks cupboard. Steps down to:-



Utility through to Kitchen

For a Viewing Call 015395 32301



Kitchen

Dining Room 13' 1" x 10' 9" max (3.99m x 3.30m max) The central dining area provides ample space for formal dining and has an impressive heavily beamed, painted ceiling. Open to one side to balustraded 'Hall/Landing' and enjoying the natural sunlight from the glazed French doors. Steps up to:-

Hall/Landing This light and bright space has a large 'Velux' roof light and multi-paned double French doors to the garden. Exposed beam and door to:-

Lounge 13' 7" x 13' 1" (4.14m x 3.99m) The generously proportioned lounge has an attractive oak style floor, recessed ceiling spot lights and multi-pane double French doors to the garden. The wood-burning stove on slate hearth creates a super cosy feature.

Bathroom Having a 4 piece white suite comprising pedestal wash hand basin, low flush WC, corner shower enclosure and lovely, free standing claw foot bath. Attractive tiled floor and walls, recessed ceiling spot lights, chrome ladder style radiator and deep set cottage style window with display sill.

Bedroom 1 13' 10" x 10' 0" (4.22m x 3.05m) A larger than average double bedroom with multi-pane double French doors and part vaulted ceiling. Painted, beamed ceiling and two large recessed wardrobes.

From the Hall/Landing Further stairs lead to the top landing with two doors to:-

Bedroom 2 10' 2" x 8' 3" (3.1m x 2.51m) Steps down to a double bedroom with 'Velux' roof light, recessed ceiling spot lights and painted beams. Door to:-



Dining Room



Dining Room



Landing



Lounge



Lounge

En-Suite Shower Room With pedestal wash hand basin, low flush WC and shower enclosure complemented by the attractive neutral tiling. High level deep set cottage style frosted window and recessed cupboard.

Bedroom 3 10' 4" x 7' 10" (3.15m x 2.39m) A third double bedroom with 'Velux' roof light, recessed ceiling spot lights and painted beams.

Outside

Gardens The gardens will appeal to adults and children alike! The generous, paved patio provides an inviting and sunny spot to enjoy outdoor entertaining or peaceful summer evenings. There is an area of sunken lawn which is surrounded by attractive and well established plants and shrubs. A further lawned area has stepping stones which leads to the store and 'secret' pathway for the kids! There is a pedestrian gate to the front and storage area to the rear of the store.

Garden Store 14' 1" x 8' 7" (4.29m x 2.62m) This good sized store is very useful with two uPVC doors and window.

Parking Parking is provided for two vehicles at the front with further parking for one vehicle opposite the property on the paved area.

Services: Mains water and electricity. Shared septic tank drainage with The Old Vicarage. Oil central heating - New boiler installed May 2021.

Tenure: Freehold. Currently tenanted on a fixed term tenancy until 30/06/2022.

Council Tax: Band C. South Lakeland District Council.



Bedroom 1

Please Note:

This property is subject to a local occupancy clause -

'Person with a Local Connection' means an individual before taking up occupation in the dwelling satisfies one of the following conditions:-

- i. the person has been in continuous employment in the Locality defined for at least the last nine months and for a minimum of 16 hours per week immediately prior to occupation; or
- ii. the person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- iii. the person has been continuously resident in the Locality defined for three years immediately prior to:
 - (a) needing another dwelling resulting from changes to their household, including circumstances, such as getting married, divorced, having children or downsizing;
 - (b) undertaking full-time post-secondary education or skills training and is returning to the Locality defined within 12 months of its completion; or
 - (c) being admitted to hospital, residential care or sentenced to prison, and are returning to the Locality defined within 12 months of their discharge/release; or



Bedroom 1



Bathroom



Bedroom 2



En-Suite Shower Room



Bedroom 3

iv. the person is a person who:

- (a) is serving in the regular forces or who has served in the regular forces within five years prior to occupation;
- (b) has recently ceased or will cease to be entitled to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where:
 - (1) the spouse or civil partner has served in the regular forces; and
 - (2) their death was attributable (wholly or partly) to that service
- (c) is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service.

"Locality" shall mean the administrative areas of the parishes within the area defined as Central and South East in Appendix A of the Lake District National Park Authority Housing Provision Supplementary Planning Document 2014 namely the parishes of Broughton East, Cartmel Fell, Crook, Crosthwaite and Lyth, Fawcett Forest, Helsington, Kentmere, Lakes, Longsleddale, Skelwith, Staveley in Cartmel, Staveley with Ings, Strickland Ketel (area within the National Park), Strickland Roger, Underbarrow and Bradleyfield, Upper Allithwaite, Whitwell and Selside, Windermere, Witherslack, Meathop and Ulpha plus the villages of Grasmere, Ambleside and Bowness all the way down to Lindale.

"Only or Principal Home" is a dwelling house which is occupied continuously for a minimum period of six months in every 12 month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation



Patio

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

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 £1100.00 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Garden



Garden

Witherslack, Grange-Over-Sands, LA11



Approximate Area = 967 sq ft / 89.8 sq m

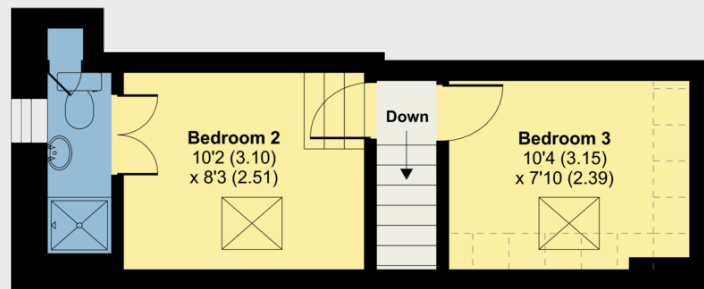
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Outbuilding = 122 sq ft / 11.3 sq m

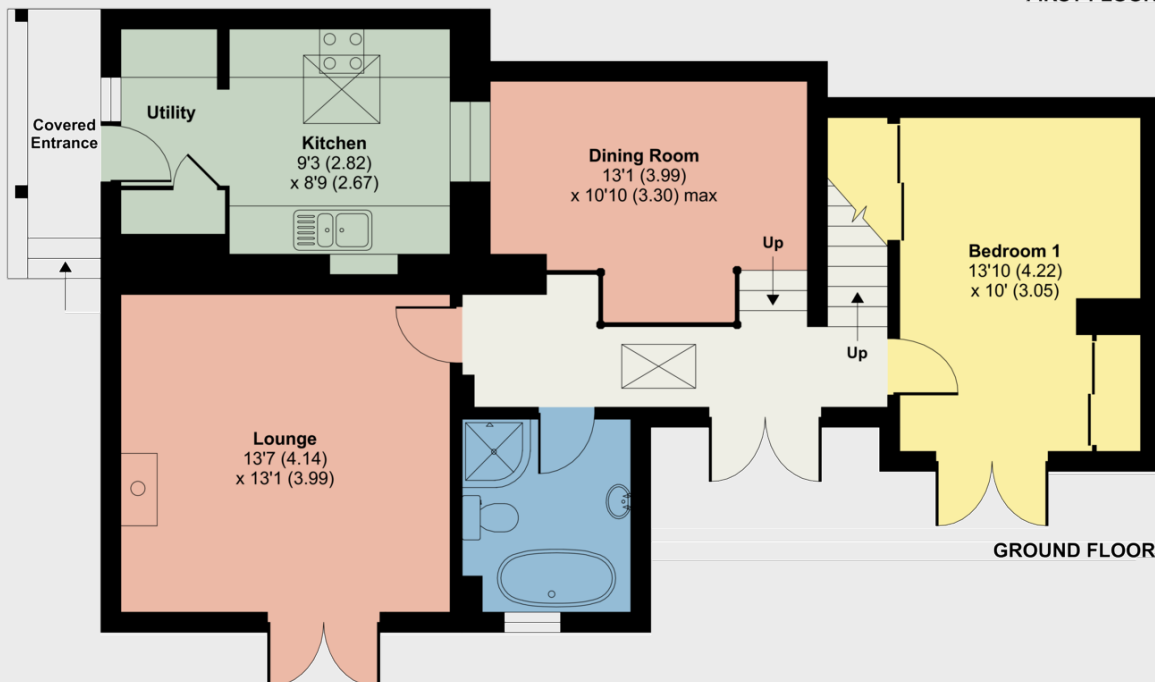
Total = 1113 sq ft / 103.4 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 827037

A thought from the owners... "We have enjoyed living at the cottage, it gets the sun all day and the patio is fantastic with stunning sunsets over Cartmel Fell. The cottage and gardens are so easy to maintain, leaving plenty of time to do other activities."

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.