



# Lindale

£795,000

High Break, Lindale, Grange-over-Sands, Cumbria, LA11 6LF

High Break is simply wonderful. Absolutely unique and completely one of a kind. It is very special indeed. Just some of the reasons why are listed below but these hardly do this superb property justice - the only thing to do is view it for yourself!

This property is presented in immaculate condition throughout with modern and tasteful decor - an absolute credit to the vendors who are incidentally the people who had it built in 2015.

Spacious, sunny and light with the well thought out living accommodation all on one floor for convenience and ease. It boasts some superb views to the Yorkshire Fells and is situated on an extensive, private, elevated plot. So extensive in fact there is a real possibility to build another property in the grounds! (Subject to the relevant planning of course). Built as a forever home, sadly advancing years have dictated a very reluctant sale. Local Occupancy Restrictions Apply.

## Quick Overview

- Newly Built in 2015
- Immaculately presented
- Tasteful, modern, neutral decor
- Wonderful views
- Peaceful, private situation
- Within the Lake District National Park
- Extensive Grounds
- Local occupancy clause restriction
- Garage and ample Parking
- Superfast Broadband



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Superfast  
Broadband



Double Garage  
and Parking

Property Reference: G3098



Hallway



Kitchen



Lounge



Lounge

The main front door opens in to the very inviting, spacious Hallway with attractive wood effect flooring which runs throughout much of the Ground Floor giving a feeling of even more space! The decor is clean and neutral and there is a very useful, double cloaks cupboard. Touches such as the lovely 'oak' doors enhance the luxurious and tasteful feelings even further. At the end of the Hallway the external door opens to the Covered Porch and Gardens. The Lounge/Dining Room is the most incredible room of magnificent proportions. Two sets of French doors to the front lead out onto the charming Balcony and side windows provide wonderful views towards the Yorkshire Fells in the distance. Clearly, with these dimensions there is ample space for both living and dining furniture. Modern, wall mounted electric fire. The Balcony is a beautiful space with contemporary glass balustrades and is a sunny and spacious space for outdoor furniture from which to enjoy the delightful views, gardens, peace and general surroundings! The Kitchen is well arranged with double French doors to the Terrace and further side window giving more of those wonderful views towards the fells. Furnished with an attractive and quality range of off white and grey wall and base cabinets with soft close and rounded corner units. Complementary granite work surface with deep sink. Integrated fridge freezer and dishwasher, built in oven, microwave and gas hob with extractor over. Central island and space for breakfast table. The Utility Room has windows to 2 sides and has off white gloss units with stainless steel sink unit and space for washing machine and tumble drier. Water pressure system. Bedroom 1 is a generous Double Room with pleasing front aspect, walk in wardrobe and modern en-suite Shower Room. Comprising WC, pedestal wash hand basin and walk-in double shower. Tiled walls and recessed ceiling spot lights. Bedroom 2 is also a good sized double room with pleasant aspect into the Garden. Bedroom 3 is similarly sized with outlook to the rear aspect. The Family Bathroom is very luxurious with a lovely, freestanding oval bath, corner shower enclosure, WC and wash hand basin on vanity unit. Tiled walls and recessed ceiling spot lights. The Tandem Garage is underneath the Lounge and can easily accommodate 2 vehicles. Electric garage door and wall mounted gas central heating boiler. There is further space to the side which is ideal storage but also, with some careful manoeuvring could house a small 3rd car if required! There is a rear 'passage' which was created at the time of the build to assist with the option of a staircase from the accommodation above should this ever be a requirement. There is also a sizeable WC with sink but there is ample space for a shower! Outside is a very sizeable Workshop with power, light and water. Currently excellent storage and Workshop space - ideal for the 'tinkers' among us! There is also a uPVC Summer House well placed to enjoy the fabulous views and Garden. The Gardens are extensive! A lower lawn lies to the right of the Garage and is very private and not overlooked. The main Garden is to the side and consists primarily of a large expanse of sloping lawn. Interspersed around the Garden are some colourful pretty plants and shrubs. This Garden is the best of both worlds really with mainly just grass to cut or an exciting opportunity for those with green fingers and big garden ambitions! Directly outside the rear door is a Drying Area and sunny paved Patio Area. There is Parking for several vehicles on the private, brick set driveway with electric entrance gate.

**Location** Lindale is a delightful, pretty and friendly village within the Lake District National Park with a popular Public House/Restaurant and highly regarded Primary School. Approximately 5 minutes from the small seaside town of Grange over Sands with wider amenities



Kitchen



Lounge



Lounge



Utility Room



Bedroom 1



Bathroom

such as Railway Station, Medical Centre, Library, Post Office, Shops etc. It is also just 20 minutes from the market town of Kendal and some of the delights and attractions on offer in the heart of the Lake District. Lindale is also conveniently located just 15 minutes from the M6 motorway.

To reach the property from Grange over Sands, take the first left, along Windermere Road at the Mini Roundabout by the The Hazlemere Bakery. Continue along Windermere Road to the end and right opposite The Royal Oak Public House. Proceed down the hill and take the first right over the bridge, keep right and follow the Driveway to the top where High Break can be found.

What3words:

<https://what3words.com/fruity.guesswork.swordfish>

**Accommodation (with approximate measurements)**

**Hallway**

Lounge/Dining Room 28' 10" x 21' 9" max & 14'8" min (8.80m x 6.63 max & 4.48m min)

Balcony 26' 9" x 5' 9" (8.16m x 1.76m)

Kitchen 15' 1" max x 11' 10" max (4.6m max x 3.61m max)

Utility Room 10' 4" x 6' 7" (3.15m x 2.01m)

Bedroom 1 14' 0" x 11' 11" (4.27m x 3.63m)

**En-Suite Shower Room**

Bedroom 2 14' 3" x 9' 11" (4.34m x 3.02m)

Bedroom 3 12' 6" max x 10' 0" (3.81m max x 3.05m)

**Bathroom**

Garage 28' 6" max x 21' 8" max (8.69m max x 6.6m max) max

**Outdoor WC**

Workshop 23' 8" x 23' 0" (7.22m x 7.03m)

Summer House 9' 10" x 9' 6" (3.01m x 2.92m)

**Under-croft**

**Services:** Mains electricity, gas, water and drainage. Underfloor heating to all rooms.

Solar panels which heat the hot water and feed back to the grid.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band F. Westmorland and Furness Council.

**Local Occupancy Restriction:** In this condition the following definitions apply:

'Person with a Local Connection' means an individual who immediately prior to occupation of the dwelling satisfies one of the following conditions:

- (1) The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week; or
- (2) 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
- (3) The person has been continuously resident in the locality defined for at least 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



Bedroom 2



Bedroom 3



Garden



Balcony



Patio

months of their discharge/release, or  
 (4) 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 - i. The spouse or civil partner has served in the regular forces; and ii. Their death was attributable (wholly or partly) to that service; or  
 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 of: Broughton East; Cartmel Fell; Crosthwaite and Lyth; Helsington; Kentmere; Lakes; Longsleddale; Skelwith; Staveley with Ings; Underbarrow and Bradleyfield; Upper Allithwaite; Windermere, Witherslack; Meathop and Ulpha; and those parts of the Parishes of: Fawcett Forrest; Strickland Ketel; Strickland Roger; and Whitwell and Selside which lie within the administrative area of the Lake District National Park.

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

**Planning Permission:** The current vendors applied for planning permission for a separate dwelling within the grounds in 2016 this was refused. The LDNP Planning Application No was 7/2016/5710. The vendor was advised that further screening was required which has been implemented to the top part of the garden, but a new application has not been submitted.

**Driveway:** The owners of this property are responsible for the upkeep of the whole driveway from the road and the neighbouring properties have a right of access.

# 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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**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 £1400 – £1500 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti Money Laundering Regulations:** 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).

## Lindale, Grange-Over-Sands, LA11

Approximate Area = 1688 sq ft / 156.8 sq m

Garage = 601 sq ft / 55.8 sq m

Total = 2298 sq ft / 212.6 sq m

For identification only - Not to scale

