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HERE TO GET *you* THERE

Witherslack

Witherslack, Grange-Over-Sands, LA11 6RY

Offers Over £675,000

4 2 2 G

- Detached Four Bed House in Glorious Plot
- 90m of River Frontage with the Winster
- Two Receptions
- Ready for Some Updating
- Offered with No Forward Chain
- Set in 1.8 Acres on the Fringes of Witherslack
- Fishing and Hunting Rights
- Conservatory
- Outbuilding with Garage Space for 5 Cars, Workshop and Office.
- Council Tax Band E

Tel: 01539 816399

Witherslack

Witherslack, Grange-Over-Sands, LA11 6RY

Offers Over £675,000

A detached four-bedroom property set within a wonderful 1.8-acre plot, surrounded by glorious Cumbrian countryside, with approximately 90 metres of river frontage onto the River Winster, together with fishing and shooting rights.

The house has a charming approach, situated at the end of a winding country lane and accessed via a long, tree-lined gravel driveway. On arrival at Dob Coppice, you immediately gain a sense of splendid isolation, set within an expansive, wide valley with far-reaching views towards the Lakeland mountains in the distance.

Nestled on the fringes of the picturesque village of Witherslack, the property occupies a wonderful position on the southern fringes of the Lyth Valley and Lake District National Park. Despite its rural setting, the South Lakes towns of Grange-over-Sands, Kendal and Ulverston are all within easy reach.

The 189 sqm house provides accommodation arranged over three floors. To the ground floor there is a living room, snug, conservatory, kitchen/diner, utility room and cloakroom. To the first floor, there are three bedrooms, together with a family bathroom. Finally, on the second floor, there is a further bedroom within the attic space, with some restricted headroom.

Outside, there is a substantial outbuilding which is sure to keep even the keenest of hobbyists happy, providing garage space for up to five cars, a workshop and an office.

The house has been let for a number of years and, while comfortably habitable, the new owners will find potential for internal updating and possible remodelling, allowing them to put their own stamp on this unique property. The house benefits from oil-fired central heating, has solar panels, and an air source heat pump.

The property is being offered with no onward chain .

what3words: importers/supposes/cactus

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Entrance hall
14'0" x 6'0" (4.28m x 1.83m)

Living Room
27'5" x 11'7" (8.37m x 3.55m)

Snug
10'8" x 8'1" (3.26m x 2.48m)

Kitchen Diner
27'7" x 10'9" (8.42m x 3.29m)

Utility
10'11" x 8'0" (3.34m x 2.45m)

Garderner's WC

First Floor Landing

Bedroom One
14'2" x 10'4" (4.34m x 3.16m)

Walk-in Wardrobe
8'3" x 7'9" (2.54m x 2.37m)

Bedroom Two
11'5" x 10'6" (3.49m x 3.21m)

Bedroom Three
8'0" x 7'2" (2.44m x 2.19m)

Bathroom

Second Floor

Bedroom Four
28'0" x 11'6" (some restricted headroom) (8.55m x 3.52m (some restricted headroom))

Garage/Workshop/Office
39'4" x 37'0" (11.99m x 11.28m)

Floorplan

Living Room
11'4" x 11'7"
3.46 x 3.55 m
Living Room
16'0" x 10'0"
4.89 x 3.07 m
Snug
10'8" x 8'1"
3.26 x 2.48 m
Hallway
Kitchen
12'7" x 8'6"
3.86 x 2.59 m
Kitchen Dining Room
14'11" x 10'9"
4.56 x 3.29 m
Hallway
7'9" x 4'0"
2.36 x 1.24 m
Utility Room
10'11" x 8'0"
3.34 x 2.45 m
WC
Ground Floor Building 1
Bedroom Two
11'5" x 10'6"
3.49 x 3.21 m
Bedroom One
14'2" x 10'4"
4.34 x 3.16 m
Walk-in Wardrobe
7'9" x 8'3"
2.37 x 2.54 m
Bedroom Three
8'0" x 7'2"
2.44 x 2.19 m
Landing
Bathroom
9'7" x 11'5"
2.93 x 3.49 m
Utility Room
7'11" x 6'1"
2.42 x 1.86 m
Floor 1 Building 1
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Approximate total area(1)
3220 ft²
299.3 m²
Reduced headroom
187 ft²
17.4 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360
Bedroom Four
28'0" x 11'6"
8.55 x 3.52 m
Office Room
10'7" x 19'5"
3.23 x 5.93 m
Store
8'7" x 15'9"
2.62 x 4.81 m
Garage
16'9" x 37'6"
5.13 x 11.45 m
Garage
20'1" x 19'10"
6.15 x 6.06 m

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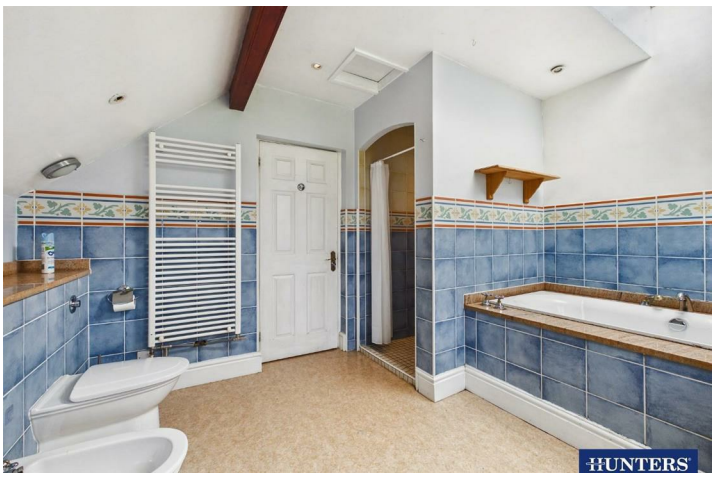
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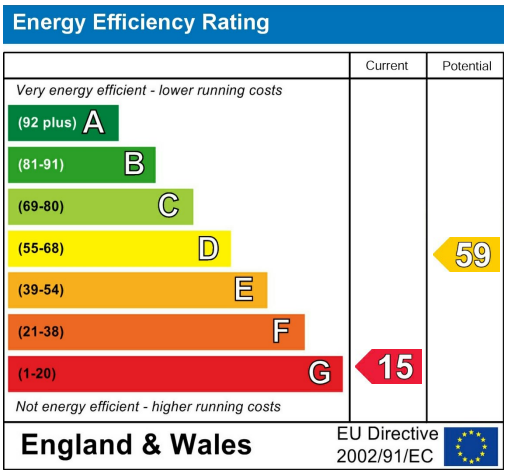
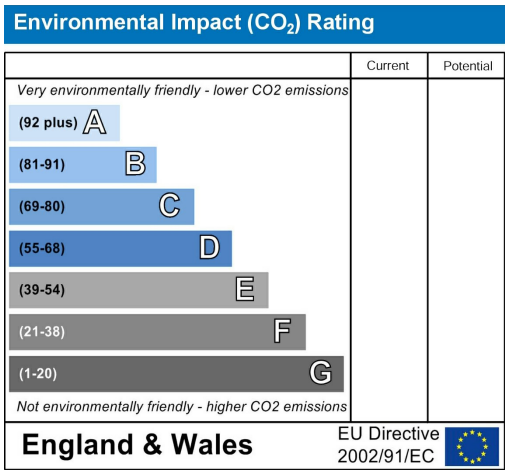
Energy Efficiency Graph

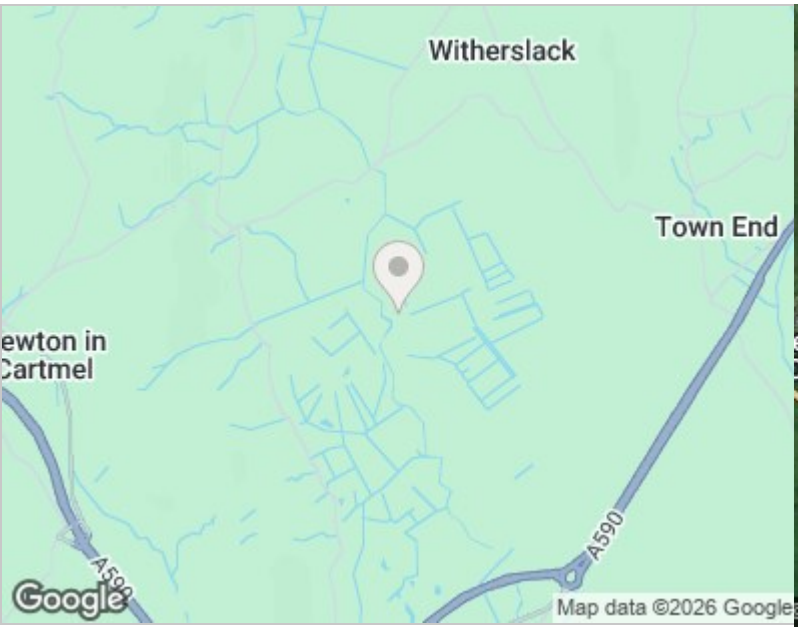




Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman