



Lindale

£210,000

8 Sheep Barrow Close, Lindale, Grange-over-Sands, Cumbria, LA11 6PB

Calling all first-time buyers, downsizers, and investors!

8 Sheepbarrow Close is a well presented, chain-free, and spacious 2 bedroom End-Terraced home.

Located in the highly sought-after village of Lindale, within the stunning Lake District National Park, this delightful property features a fabulous low-maintenance enclosed rear garden and off-road parking for one vehicle. It's ready for you to move straight in and make it your own.

This home offers a welcoming village setting with easy access to local amenities and picturesque surroundings. With good connections to the A590, it's perfect for commuters too.

No Upper Chain.



2



1



1



C



Superfast
Broadband



1 Parking Space

Quick Overview

End Terrace - 2 Bedrooms

New uPVC windows and doors

Neatly presented

Residential, quiet cul-de-sac location

Convenient access for the A590

Within the Lake District National Park

Close to excellent Primary School

Parking and low maintenance Patio Garden

No upper chain

Superfast Broadband

Property Reference: G3177



The half glazed uPVC double glazed front door opens into the Dining Kitchen with ample space for dining furniture, engineered 'oak' flooring and stairs to the First Floor. The light 'wood' wall and base cabinets have splash back tiling, and an inset single drainer stainless steel sink unit. Built in oven, 4 ring gas hob with cooker hood over, space and plumbing for washing machine and space for fridge freezer. Glazed door to the dual aspect Sitting Room with engineered 'oak' flooring and uPVC double glazed rear entrance door. Pleasant outlook into the Rear Patio and adjacent woodland.



From the Dining Kitchen stairs lead to the First Floor Landing with loft hatch and boiler cupboard housing the wall mounted 'Worcester' gas central heating combi boiler. Bedroom 1 is a good sized double room with rear aspect over the enclosed Patio to Woodland. Bedroom 2 is currently utilised as a twin room with double glazed 'Velux' window. The Bathroom has a 3 piece white suite comprising bath with shower over and folding shower screen, wash hand basin and WC. Complementary part tiled walls, double glazed 'Velux' window and chrome ladder style radiator.



The Rear Patio/Yard is paved with edged border and some mature shrubs. Gated side entrance. Walkway to the rear to allow for bin access. There is a private parking space to the front and small grassed area with street light.



Location Situated in the friendly and picturesque Lake District National Park village of Lindale, which has an excellent Primary School and Public House. The location offers good road communications to the rest of the country, just 15 minutes from Junction 36 of the M6 motorway, approximately 20 minutes from Lake Windermere and the many other attractions The Lake District has to offer. Grange over Sands with a wider range of amenities such as Medical Centre, Railway Station, Library, Post Office and Shops is around 5 minutes by car.

From Grange over Sands, head Eastwards towards Lindale (and the A590), bear right at the mini roundabout and turn immediately left into Sheep Barrow Close. No. 8 is just around the corner on the right hand side.

What3words: <https://what3words.com/material.vehicle.puddings>

Accommodation (with approximate measurements)

Dining Kitchen 14' 2" x 11' 9" (4.34m x 3.59m)

Sitting Room 14' 2" x 9' 6" (4.34m x 2.91m)

First Floor:

Bedroom 1 14' 2" x 9' 8" (4.33m x 2.96m)

Bedroom 2 8' 5" x 7' 6" (2.59m x 2.30m) plus recess.

Bathroom 6' 5" x 5' 3" (1.98m x 1.62m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band B. Westmorland and Furness Council.

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.

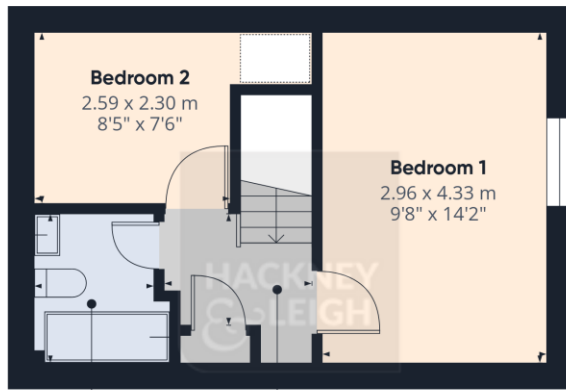
Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £675 - £700 per calendar month. For further information and our terms and conditions please contact the Office.

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).





Floor 0



Floor 1

Approximate total area⁽¹⁾

53.6 m²
578 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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