



1 Meathop Court, Meathop  
£350,000



## 1 Meathop Court

### Meathop, Grange-Over-Sands

Tucked away within the charming hamlet of Meathop, this attractive barn conversion enjoys a wonderful position surrounded by beautiful countryside, woodland walks and open rural scenery. The location offers the perfect balance of peace and convenience, with the picturesque seaside town of Grange-over-Sands just a short drive away, providing a range of independent shops, cafés, restaurants and everyday amenities. The nearby villages of Witherslack and Cartmel add to the appeal, while the Lake District National Park and excellent road links make this an ideal base for those seeking a relaxed lifestyle in one of Cumbria's most desirable areas. Woodland walks can be enjoyed directly from the doorstep, and the popular Derby Arms can be reached via a scenic countryside walk.

The accommodation begins with a welcoming entrance hall.. At the heart of the home is a superb open plan living, dining and kitchen space, perfectly designed for modern living and entertaining. The kitchen is fitted with a range of units and incorporates integrated appliances including a fridge freezer, dishwasher and double oven. The dining area flows seamlessly into the lounge, where a wood burning stove creates a cosy focal point. Doors open onto the patio garden, allowing the living space to extend outdoors during the warmer months. There is also a useful ground floor WC.

The first floor offers two generous double bedrooms, including the principal bedroom which benefits from an en-suite shower room. A family bathroom serves this level and comprises a bath, wash hand basin and WC. The second floor provides a further spacious double bedroom, enhanced by Velux windows that allow natural light to flood the room. Underfloor heating serves the kitchen and all bathrooms, complementing the electric heating system and wood burner.

Outside, the property enjoys a private patio garden providing an attractive space for relaxing or dining outdoors. A driveway to the front leads to the garage, which is currently utilised as a games room and offers excellent versatility for a variety of uses. Additional informal parking is available within the communal courtyard area. Combining character, practical family accommodation and a truly enviable countryside setting, this delightful barn conversion presents a wonderful opportunity to enjoy rural living whilst remaining within easy reach of the coast, the Lake District and key transport links.

**Please note that a local occupancy restriction applies. Occupiers must have lived or worked within Cumbria during the previous three years.**

- Attractive three bedroom barn conversion set within a peaceful rural setting in Meathop
- Spacious open plan kitchen, dining and living area creating a sociable heart to the home
- Well equipped fitted kitchen with integrated fridge freezer, dishwasher and double oven
- Comfortable lounge area featuring a wood burning stove and doors leading to the patio garden
- Three generous double bedrooms arranged over two upper floors, including a principal bedroom with en-suite
- Family bathroom and en-suite shower room, both benefiting from underfloor heating
- Ground floor WC providing additional convenience for family living and guests
- Garage currently utilised as a games room, offering versatile additional space
- Driveway parking, garage and access to additional informal parking within the courtyard
- Surrounded by beautiful countryside with woodland walks on the doorstep and easy access to Grange-over-Sands, Witherslack and the wider Lake District area





#### HALLWAY

9' 4" x 4' 0" (2.85m x 1.22m)

#### LIVING ROOM

27' 2" x 12' 9" (8.27m x 3.89m)

#### KITCHEN

15' 7" x 8' 4" (4.76m x 2.54m)

#### GARAGE

15' 7" x 9' 7" (4.76m x 2.91m)

#### WC

5' 4" x 3' 3" (1.63m x 1.00m)

#### LANDING

4' 11" x 4' 0" (1.51m x 1.22m)

#### BEDROOM

11' 11" x 11' 5" (3.64m x 3.47m)

#### BEDROOM

12' 3" x 9' 5" (3.74m x 2.87m)

#### SHOWER ROOM

5' 9" x 4' 7" (1.74m x 1.39m)

#### BATHROOM

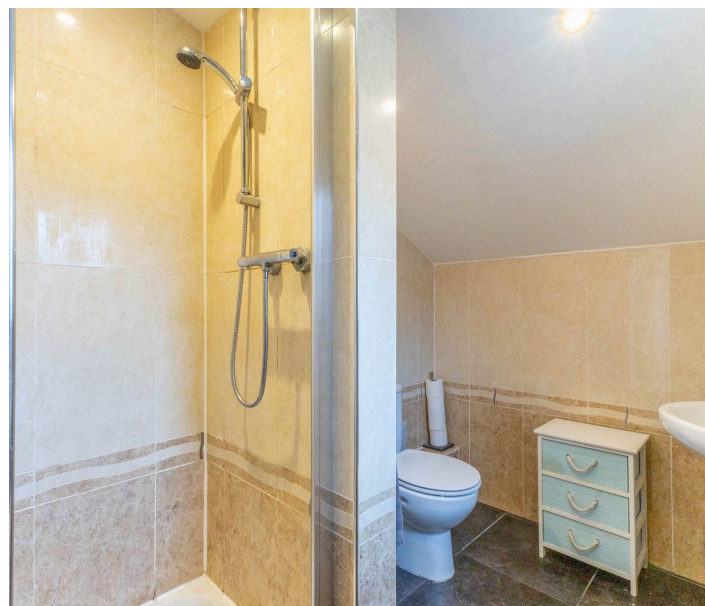
7' 5" x 5' 10" (2.25m x 1.79m)

#### LANDING

4' 1" x 3' 0" (1.24m x 0.92m)

#### BEDROOM

12' 8" x 9' 4" (3.86m x 2.85m)



## SERVICES

No gas, mains water, mains electric, mains waste

## EPC RATING D

COUNCIL TAX BAND currently Band D

## TENURE: FREEHOLD

## IDENTIFICATION CHECKS

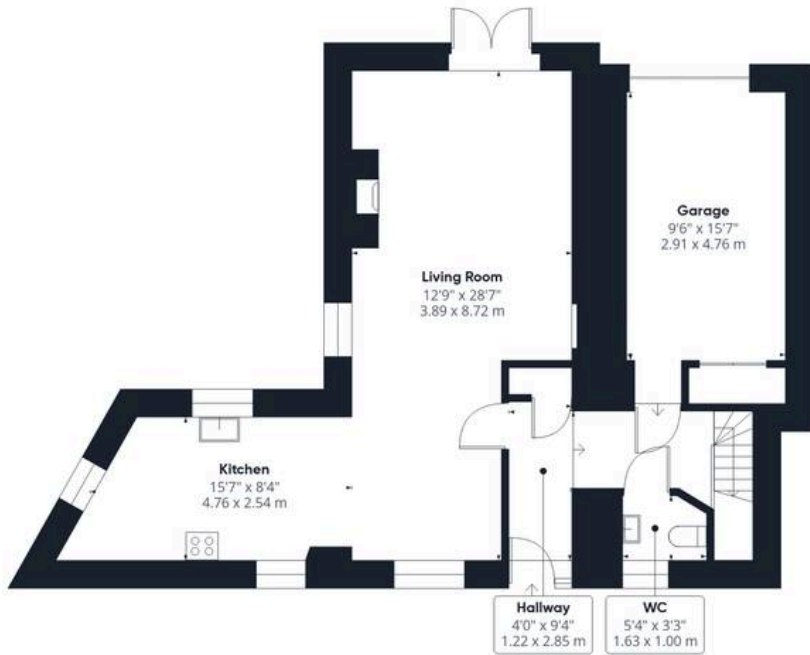
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## LOCAL OCCUPANCY CLAUSE

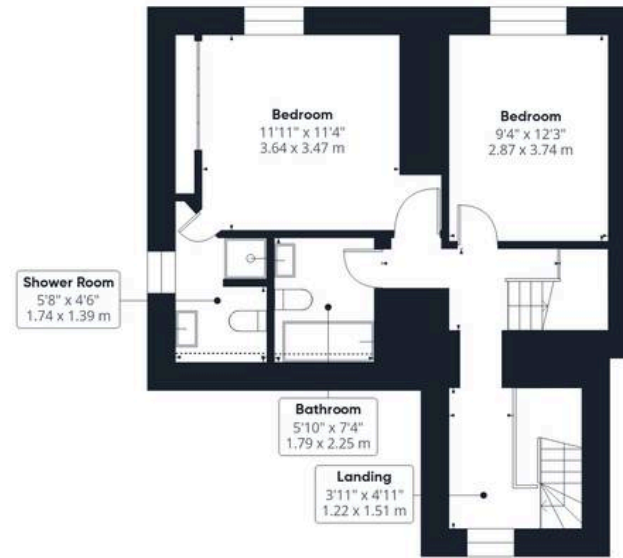
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Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1329 ft<sup>2</sup>

123.6 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(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**



## THW Estate Agents

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