



Sunnybrae
Smithy Hill | Lindale | Grange-over-Sands | LA11 6UU

SUNNYBRAE



Welcome to Sunnybrae, Smithy Hill, Lindale, Grange over Sands, LA11 6UU

Occupying an elevated position in the highly desirable village of Lindale, this charming, detached cottage has been thoughtfully renovated and updated by the current owners. Successfully run as a holiday let, it would equally suit those seeking a spacious family home or a peaceful second residence.

The property offers flexible and well-proportioned accommodation, complemented by attractive gardens, ample off-road parking, a single garage, and a selection of useful outbuildings. Internally, the accommodation includes a dining room, breakfast kitchen, utility room, inner hallway, WC, inviting living room, four bedrooms, two bathrooms and a large TV snug which can be utilised in a number of ways.

Additional features include a wood store, cellar, workshop, and potting shed. From its elevated setting, the property also enjoys pleasant views over the village rooftops and the surrounding countryside.

“ The property has great space for a large family and guests whether it be inside the house or in the spacious garden with its several seating areas and lawn.”





Location

The property enjoys a highly desirable position within the popular village of Lindale, a thriving and welcoming community on the southern fringe of the Lake District. The village offers a range of everyday amenities, including a well-regarded primary school, traditional pub, and excellent transport links.

Just a short drive away lies the elegant Edwardian seaside town of Grange-over-Sands, renowned for its attractive promenade, ornamental gardens, independent shops, cafés, restaurants, and year-round community events. The town provides a wider selection of amenities, including supermarkets, medical facilities, railway links, and leisure opportunities, all set against the stunning backdrop of Morecambe Bay.

The nearby A590 provides convenient connections to the South Lakes towns of Ulverston, Kendal and Bowness on Windermere, making the property equally well suited for permanent residence, a second home, or an investment opportunity.

“ The location of the house is so convenient and easy to get to whether its visiting for a weekend or staying longer and exploring the towns and villages of the Lake District.”



STEP INSIDE

Accessed via a uPVC glazed door, the accommodation opens into a welcoming dining room, a superb space for family gatherings. The room benefits from an abundance of natural light and far-reaching views.

The breakfast kitchen is fitted with an attractive range of wall, base and drawer units complemented by tiled splashbacks. A feature exposed stone wall enhances the character of the room, while integrated appliances include an eye-level Neff oven and grill, plus electric hob with extractor hood above. Additionally, there is ample space for a freestanding fridge freezer, dishwasher and breakfast table.

Beyond the kitchen lies a useful boot room and a utility room, providing additional storage, plumbing for laundry appliances and access to the rear of the property. Additionally, a convenient ground floor cloakroom/WC is located off the inner hallway.

The impressive sitting room extends the full depth of the property and is rich in character, boasting exposed beams, exposed stonework and a substantial stone fireplace housing a wood-burning stove. A door providing direct access outside, while large windows frame the stunning outlook over the gardens.

To the first floor, the landing leads to three well-proportioned double bedrooms and a family bathroom. The principal bedrooms enjoy attractive views to the front, while fitted bedroom furniture provides excellent storage in the third bedroom. The bathroom is fitted with a four-piece suite comprising a corner bath, separate glazed shower cubicle, WC and vanity wash basin.

The second floor offers exceptional flexibility, with another bedroom and a further sitting room that could equally serve as hobby rooms, home office or guest accommodation. Both rooms feature exposed beams, Velux roof lights and useful eaves storage. A modern second bathroom serves this floor, making it ideal for larger families or visiting guests.

“ We love how cozy the house is in Winter despite its size and in Summer the Velux windows provide wonderful ventilation on the top floor. It's a treat to have a second sitting room on the top floor, which the kids love to hang out in. We find the stone construction of the house keeps it cool in Summer months and retains the warmth when its cold outside.”





















STEP OUTSIDE

Occupying an enviable elevated position with a delightful southerly aspect, the property enjoys beautifully landscaped gardens, extensive parking facilities, and a range of useful outbuildings. The property is approached via a sloping block-paved driveway providing generous parking and turning space, together with access to the garage.

The attractive front garden is thoughtfully planted with a variety of mature shrubs, bushes, and ornamental planting, creating a colourful and welcoming approach. A productive vegetable garden provides an excellent space for those with an interest in gardening, while a charming slate chipping patio forms a delightful seating area amongst the foliage. Steps lead from the driveway to the front entrance, with separate access to the useful cellar located beneath the property.

To the side of the house, the substantial workshop and separate potting shed both benefit from power and lighting, offering excellent space for hobbies, storage, or gardening pursuits. Beyond, steps rise to an elevated patio terrace, perfectly positioned to enjoy far-reaching views across the rooftops of Lindale towards the surrounding countryside and distant hills.

The garage is complemented by an adjoining covered area, offering practical all weather storage and drying space, together with a useful rear store that is ideal for logs, fuel, garden equipment, or additional storage.

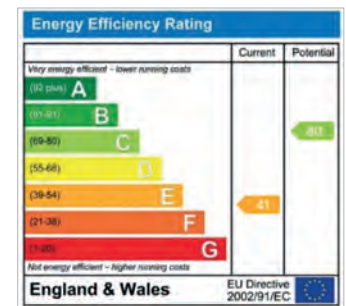
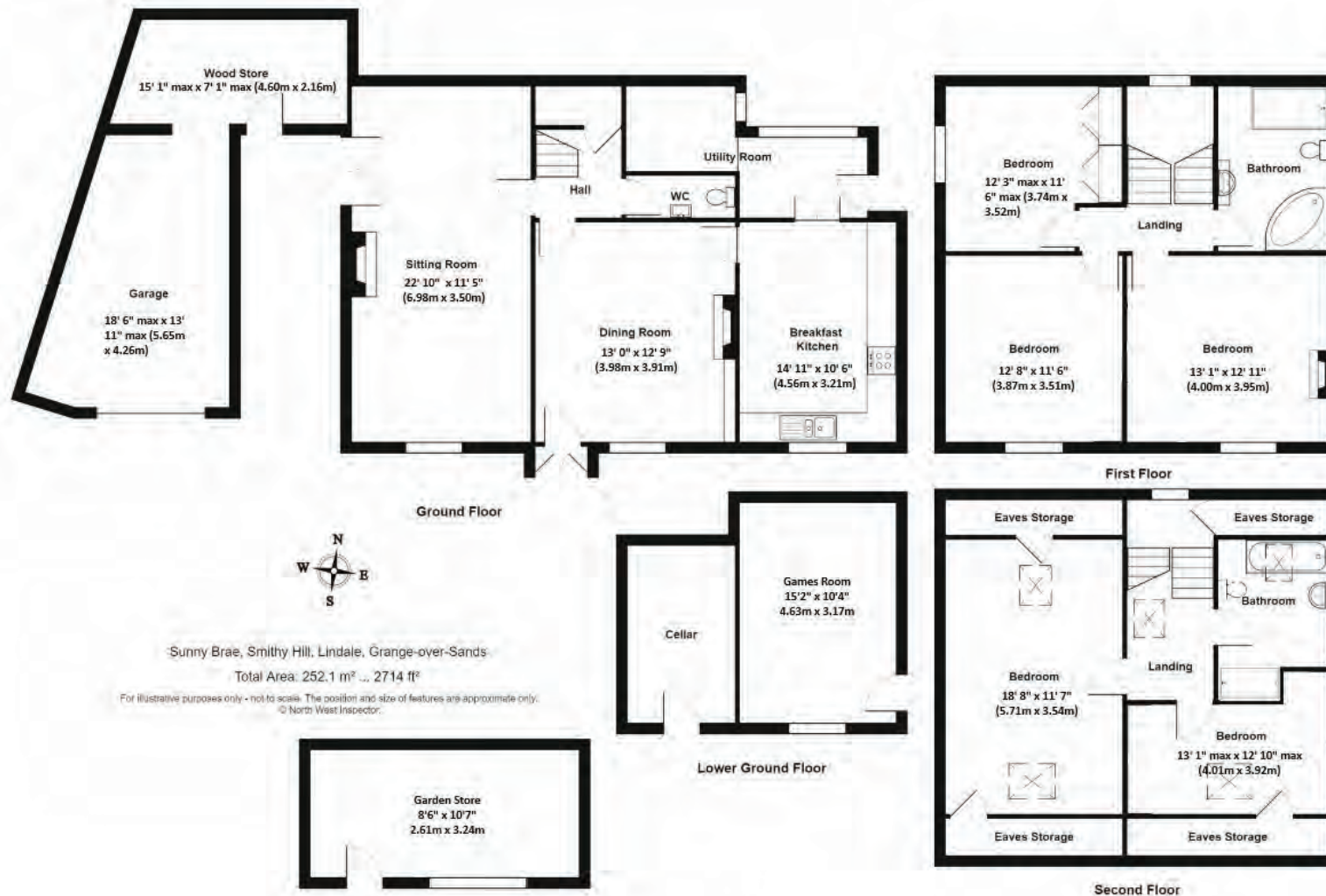
“*The outside space and outbuildings have been valuable for storage of bikes and kayaks and we use the heated room under the kitchen as a games room with ping-pong and darts. There is space for a green house should it be required and the mature garden comes back year after year with glorious flowers and foliage of great variety and interest.*”







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FURTHER INFORMATION

Guide price £725,000

On the Road

Grange over Sands	2.2 miles
Cartmel	3.9 miles
Kendal	11.4 miles
Windermere	18.9 miles
Ambleside	17.7 miles
Lancaster	25.7 miles

Transport links:

M6 J36	12 miles
Grange Over Sands Railway Station	1.8 miles
Oxenholme (railway station)	11.1 miles
Manchester airport	85.7 miles
Liverpool airport	90.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Mobile and Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions

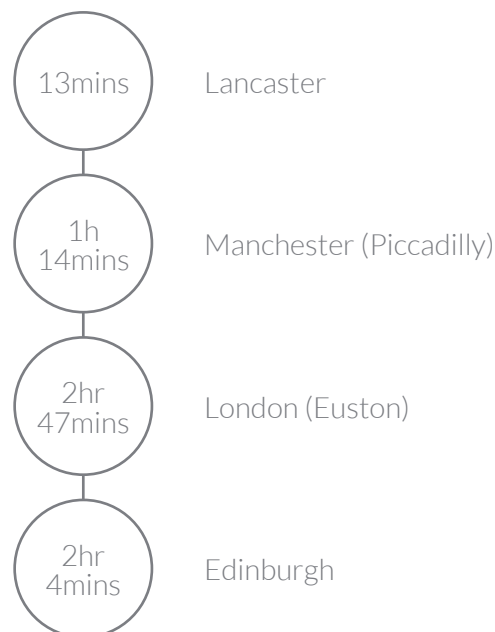
what3words : [///something.contents.packets](http://something.contents.packets)
Download the what3words App or go online for directions straight to the property.

Local Authority charges

Westmorland and Furness Council – business rates are payable. Rateable Value of £3,300 (with effect from 01.04.26) with the standard multiplier of 54.6p/small business multiplier of 49.9p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Viessmann boiler in the second floor bedroom.

Tenure: Freehold

Included in the Sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Double oven, electric hob, garden furniture, BBQ.

Available by way of further negotiation are: Washing machine/tumble dryer, dishwasher, fridge freezer, combi oven, kitchen utensils cookware (excluding crockery), all furniture and beds, some art and ornaments.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Schools

Primary:

Lindale CofE Primary School
Grange CofE Primary School
Allithwaite CofE Primary School
Cartmel CofE Primary School

Secondary:

Cartmel Priory CofE School
Oversands School
Ulverston Victoria High School
The Lakes School, Troutbeck Bridge
Dallam School, Milnthorpe
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Windermere School (Independent)

Further Education:

Kendal College
Barrow in Furness Sixth Form College, Barrow
University of Cumbria (Ambleside & Carlisle campuses)
Lancaster University

Places to Eat

A food lover's paradise, we are spoilt for choice; here is a selection:

Informal dining, country pubs and cafes:

Low Sizergh Barn Farm Shop Café (at Sizergh)
The Punch Bowl (Crosthwaite)
The Black Labrador (Underbarrow)
The Wheatsheaf (Brigsteer)
Hare & Hounds and Levens Kitchen (both at Levens)
Masons Arms (Strawberry Bank)
The Cavendish Arms (Cartmel)
Heft (High Newton)

Fine dining restaurants:

The Old Stamp House (Ambleside)
L'Enclume and Rogan and Co (Cartmel)
Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere)

Great Walks Nearby

Straight from the door, you can walk for miles on footpaths, bridlepaths and lanes. A favourite of the vendors is up through the woods to Yewbarrow Fell (known locally as 'The Noddle'), over to Witherslack Hall or in the opposite direction to walk (or hack) over to Cartmel.

Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 Lakeland fells.

Things To Do

- * Cycling - the area is popular with cyclists as there are many recognised routes that go through or near the village including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway.
- * Cartmel Racecourse, a small national hunt racecourse in Cartmel with nine race days a year.
- * Golf courses at Grange over Sands, Windermere and Crook.
- * Sailing - Royal Windermere Yacht Club (Bowness on Windermere).
- * Boating - Windermere Motor Boat Racing Club (Bowness on Windermere).
- * Water sports and equipment hire at Fell Foot Park (Newby Bridge).
- * Theatre - The Old Laundry (Bowness on Windermere).
- * Cinema - The Royalty (Bowness on Windermere).
- * Places to visit - Sizergh Castle (National Trust), Levens Hall, Leighton Hall, Holker Hall, Brockhole on Windermere (the national park visitor centre), Holehird Gardens (home of the Lakeland Horticultural Society).



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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