



## Ayside

£265,000

Low House Barn Cottage, Ayside, Grange-over-Sands, Cumbria, LA11 6HY

A well presented and highly versatile barn conversion (Built C.1650's and converted into a dwelling in the 1990's), offering flexible 1-2 bedroom accommodation. The spacious open-plan living and kitchen area creates a warm and inviting atmosphere, perfect for both everyday living and entertaining. The principal bedroom features an ensuite bathroom and a stylish dressing area, all complemented by original character touches including exposed stone, original oak beams (from de-commissioned ships!) and impressive 'A'-frame timbers.

Outside, the property benefits from an attached garage, additional parking space and a charming patio garden, ideal for outdoor relaxation. Situated within the heart of the Lake District National Park, this unique home combines rural charm with modern comfort. Please note, local occupancy restrictions apply.

No Upper Chain



2



1



1



F



Superfast  
Broadband



Garage & Parking  
Space

### Quick Overview

- Quiet Hamlet location
- Spacious well presented accommodation
- Exposed stone and Oak timbers
- 1-2 Bedrooms
- Open Plan Country Kitchen/Living Area
- Oil central heating
- Private Garden/Patio
- Garage and Parking space
- Local Occupancy Restriction applies
- Superfast Broadband

Property Reference: G3151



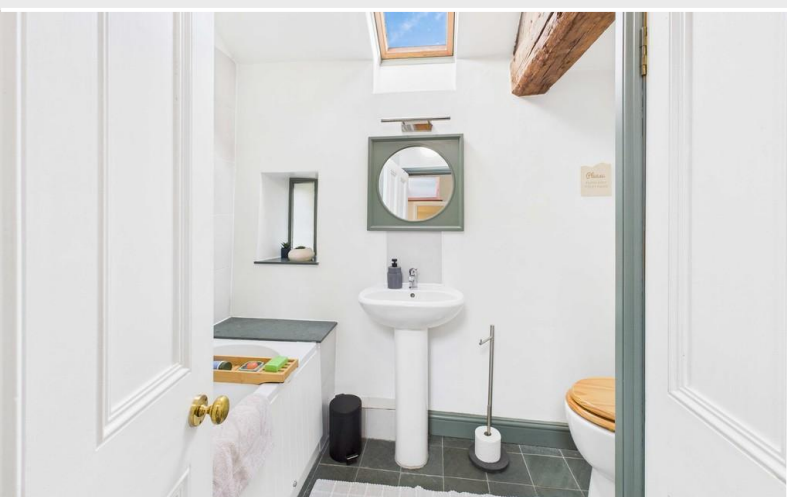
Open Plan Living Area



Open Plan Living Area



Master Bedroom



En-Suite Bathroom

The covered entrance, with its wide double-glazed door and side windows, opens into a spacious open-plan living, dining, and kitchen area. This charming room features decorative 'modern' beams, an attractive corner recessed wood-burning stove set on a slate hearth with tiled surround and an exposed stone wall with oak beam above. Stylish engineered oak flooring. The country-style kitchen includes base cabinets with an inset Belfast sink, and the fridge, washing machine, and cooker are all included in the sale. A double-glazed door provides access to the garden, while another door opens to the first floor. There is also a wide tread staircase which leads to the master bedroom. The master bedroom is a beautiful space with a high ceiling, exposed timbers including an A-frame beam, stone features, a Velux window, and a large double-glazed window overlooking the garden. 2 recessed cupboards one with shelves, the other with hanging space. From here, a door leads to the dressing room/walk-in wardrobe and another to the en-suite bathroom. The bathroom offers a 3 piece white suite with a panelled bath, shower attachment to taps and screen, pedestal wash basin, and low flush WC. There is also a Velux window, arrow window, part-tiled walls, tiled floor, exposed oak beams, a heated towel rail, and an airing cupboard housing the hot water cylinder. From the open-plan living area, a return staircase leads to a versatile room that can serve as a bedroom or a sitting room. This delightful space boasts more exposed beams, including an A-frame feature, and 2 Velux windows. To meet building regulations, a raised cabin-style bed will be constructed behind the A-frame beam.

Outside there is an Attached Garage with electric up and over door to the front and additional up and over door to the rear, making this ideal for access. Within the garage there is power, water and light plus the oil central heating boiler. There is a log store and separate workshop area, ideal for the DIY enthusiast. To the front of the property there is a parking space for 1 car. The garden is enclosed by hedges, fences, and walls, creating a private and serene space perfect for outdoor dining on the paved area. It also features a small raised flower bed and an apple tree.

**Location** The small Hamlet of Ayside lies about four miles north of Grange-over-Sands and 2 miles from Newby Bridge and Fell Foot at the foot of Windermere Lake. Set within the Lake District National Park among rolling countryside and the Lakeland Fells, Ayside is an excellent place to live for exploring the South Lakes and Cartmel peninsula. The Market town of Ulverston is approx 15-20 miles drive way by car which provides a variety of independent shops and supermarkets.

To reach the property from Grange-over-Sands, head out towards the A590 in the direction of Ulverston/Barrow. As you reach the bypass continue North and take the second slip road Ayside/High Newton. Follow the road up in to the Hamlet and as the road forks (opposite the post box) keep right. Low House Barn Cottage is approx 150 yards on the right hand side.

What3words: <https://what3words.com/dined.play.punters>

**Accommodation (with approximate measurements)**

**Open Plan Living/Kitchen** 17' 6" x 15' 9" (5.34m x 4.81m)

**Master Bedroom** 17' 3" max x 12' 4" max (5.28m max x 3.78m max)

**Dressing Room** 9' 0" x 6' 4" (2.74m x 1.93m)

**En-Suite Bathroom** 8' 2" x 6' 7" (2.49m x 2.01m)

**Bedroom 2/Lounge** 17' 5" x 15' 8" (5.33m x 4.78m)

**Attached Garage** 18' 4" max x 16' 1" max (5.60m max x 4.91m max)  
**Workshop**



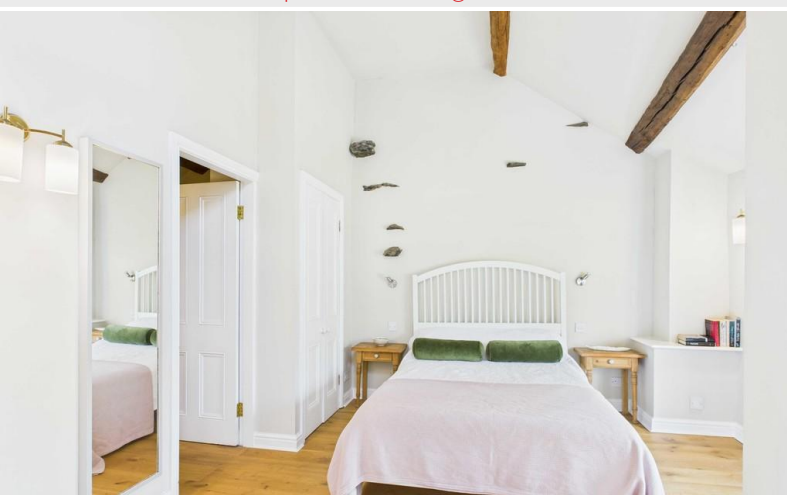
Open Plan Living Area



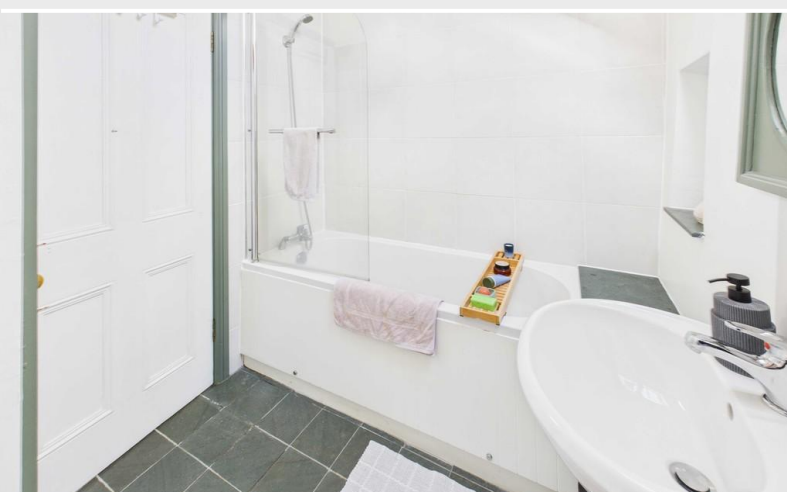
Master Bedroom



Open Plan Living Area



Master Bedroom



En-Suite Bathroom



Bedroom 2

**Services:** Mains water, electricity and drainage. Oil central heating to radiators.

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

**Council Tax:** Band - To be Assessed. Westmorland and Furness Council.

**Note:** The gated access within the garden area is to provide access for Low House Barn - on an 'as and when' basis by agreement for any large items that need to be delivered to the neighbouring property.

**Material Information:** The property is in the throes of having been split from Low House Barn and the owner is waiting for sign off from Building Control at 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 months of their discharge/release, or
- (4) The person is a former resident who lived in the Locality defined for at least three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure, or
- (5) 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; Claife; Colton; Coniston; Crook; Crosthwaite and Lyth; Dunnerdale with Seathwaite; Haverthwaite; Hawkshead; Hugill; Kentmere; Lakes; Lindale and Newton in Cartmel; Longsleddale; Nether Staveley; Over



Bedroom 2



Garden



Garden/Patio



Staveley; Satterthwaite; Skelwith; Staveley in Cartmel; Torver; Underbarrow and Bradleyfield; Windermere; Witherslack; Meathop and Ulpha; and those parts of the Parishes of: Blawith & Subberthwaite; Broughton West; Egton with Newland; Grayrigg; Helsington; Kirkby Ireleth; Levens; Lowick; Selside and Fawcett Forest; Strickland Ketel; Strickland Roger; and Whinfell 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.

**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 £775 - £825 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Regulations (AML):** 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Dressing Room/Walk-in Wardrobe

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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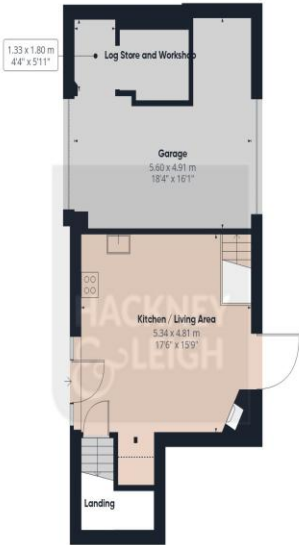
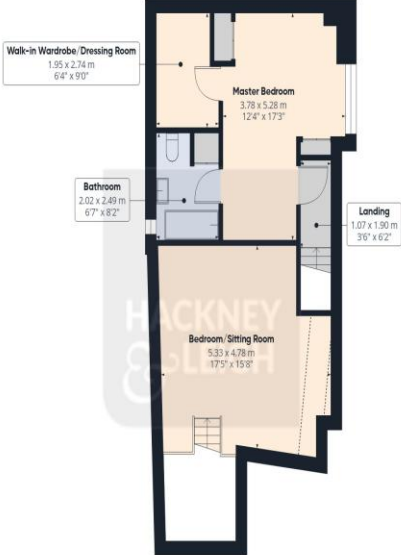


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|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>Floor 0</b></p>  |  <p><b>Approximate total area<sup>(1)</sup></b></p> <p>107.8 m<sup>2</sup><br/>1161 ft<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>2.6 m<sup>2</sup><br/>28 ft<sup>2</sup></p>            |
|  <p><b>Floor 1</b></p> | <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom<br/>..... Below 1.5 m/5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p> |

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/09/2026.