



Sunny Bank Farm Back O The Fell Road, Lindale  
£325,000





## Sunny Bank Farm Back O The Fell Road

### Lindale

A detached farmhouse pleasantly located within Lindale village which offers a church, primary school, a public house/restaurant within the community and Grange-over-Sands is just a short drive away with it's numerous amenities including shops, cafes, post office, banks and railway station. Lindale is within easy reach of road links to the M6 and the Lake District National Park.

Nestled in a delightful village setting, this 3 bedroom detached farm house presents a unique restoration opportunity. The property boasts three reception rooms, including a sitting room with an original fireplace, a dining room, and a lounge complete with its own fireplace as well. The lounge also has access to a store room which is perfect for storage. The kitchen provides access to a cloakroom and utility room which has access to another store room which has been used for coal and firewood.

Upstairs you will find three bedrooms on offer, two of which are doubles, ensuring ample living space. A three piece suite bathroom can also be found on the first floor which compliments the three bedrooms. An attached barn can also be found which can be accessed from the garage where you will find ample storage solutions.

Offering the perfect backdrop for outdoor entertaining, the garden provides ample space for garden furniture, and a greenhouse offers the opportunity for green-fingered enthusiasts to cultivate for their own. A garage to the side of the property allows for convenient parking solutions, while driveway parking in front of the garage adds to the property.

This property is in need of a full renovation but could be made into a beautiful property by the right owner. If you are someone looking for project then this could be the perfect property for you.



- Detached farm house
- Three reception rooms with a sitting room with an original fireplace, a dining room and lounge which also has a fireplace
- A kitchen with access to a cloakroom and the utility room
- Three bedrooms with two being doubles
- Family bathroom on the first floor
- Ample storage with store rooms, attached barn and a garage
- Garden to the rear which is in need of some maintenance
- This is a restoration project and would be a great investment project
- Easy access to local amenities within Grange-over-Sands
- Road links to the M6 Motorway and the Lake District National Park

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING G

#### SERVICES

Mains electric, mains water, mains drainage

#### COUNCIL TAX CURRENTLY BAND D

#### TENURE:FREEHOLD

#### DIRECTIONS

From Grange over Sands proceed to Lindale. Upon reaching the mini roundabout at Lindale proceed straight across onto Back O' The Fell Road, continue to find Sunny Bank Farm the first property on the left.

**WHAT3WORDS:**///pushes.should.tortoises







## GROUND FLOOR

### PORCH

4' 2" x 2' 4" (1.27m x 0.72m)

### SITTING ROOM

12' 0" x 11' 6" (3.65m x 3.50m)

### LOUNGE

15' 7" x 8' 11" (4.75m x 2.73m)

### DINING ROOM

12' 4" x 7' 5" (3.75m x 2.25m)

### KITCHEN

11' 4" x 7' 0" (3.45m x 2.14m)

### UTILITY ROOM

13' 3" x 6' 11" (4.04m x 2.10m)

### STORE

13' 7" x 9' 5" (4.14m x 2.87m)

### CLOAKROOM

6' 11" x 2' 7" (2.10m x 0.78m)

## FIRST FLOOR

### LANDING

14' 8" x 6' 5" (4.46m x 1.95m)

### BEDROOM

13' 5" x 9' 1" (4.09m x 2.78m)

### BEDROOM

12' 5" x 10' 4" (3.78m x 3.16m)

### BEDROOM

7' 4" x 6' 6" (2.23m x 1.98m)

### BATHROOM

8' 6" x 7' 3" (2.60m x 2.21m)



















Ground Floor



Floor 1

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

1553 ft<sup>2</sup>

144.3 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.6 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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