

Lindale

Starting Bid £210,000

3 Tower View, Lindale, Grange-over-Sands, Cumbria, LA11 6LX

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A delightful and well-presented 3 Bedroom End-Terraced Cottage, deceptively spacious and enjoying a charming, hidden garden along with off-road parking, ideally positioned on the fringe of the Lake District National Park in the sought-after village of Lindale.
Currently operating as a successful holiday let, the property offers both lifestyle appeal and investment potential.

Comprising Entrance Porch, Sitting Room, Dining Kitchen, 3 Bedrooms and Bathroom. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Quick Overview

- Edge of Village location
- Within the Lake District National Park
- 3 Bedroom End Terrace Cottage
- Modern Kitchen and Bathroom
- Well presented throughout
- Delightful Garden
- Contents available subject to negotiations
- Rural walks on the doorstep
- Off road Parking space
- Superfast Broadband

Property Reference: G3191

3	1	1	EPC D	*Superfast Broadband*	*1 Parking Space*



Sitting Room



Dining Kitchen



Dining Kitchen



Bedroom 1

Full of character and charm complimented by modern kitchen and bathroom fittings and benefiting from a lovely cottage garden and an off road parking space. The Entrance Porch ideal for muddy boots leads into the fabulous Sitting Room oozing charm with original beams, stone painted feature wall, deep window with oak cill and attractive inglenook fire place with oak lintel over and wood burning stove which is sat on deep slate hearth. Built in cupboard and shelves into the alcove and inbuilt understairs storage cupboard. From the Sitting Room you enter the Dining Kitchen, this room has a lovely vaulted ceiling with exposed beams, beautiful slate tiled floor and double doors providing natural light into this wonderful space. Having an attractive range of cream shaker style units with oak worktops, ceramic butler style sink with chrome mixer tap. Built in appliances include Neff double oven, electric hob and stainless steel cooker hood with complimentary splash back tiling to the cooking area. Integrated Hotpoint fridge freezer and concealed Worcester gas central heating combi boiler. Ample space for dining table and chairs.

From the Sitting Room the stairs lead to the First Floor where there are 2 double Bedrooms, both with front aspect (1 with original fireplace - not in use) and a large single bedroom with rear aspect. The Bathroom has a modern 3 piece white suite with low flush WC, mixer tap shower, complimentary tiling and chrome ladder style radiator. A useful storage cupboard and wood effect floor complete the Bathroom. All rooms upstairs have stripped pine doors.

From the rear there is access via the limestone steps which lead to the enclosed rear Garden with a variety of mature shrubs and apple tree plus two lovely seating areas to catch the sun at different times of day. 2 Garden sheds. Off road parking space for 1 car.

Location Lindale is an attractive and popular village, situated on the edge of the Lake District National Park, offering very good access, not only to the delights and attractions of the national park and the south lakes but also to the road network offering excellent communications to the rest of the country, the local towns and countryside, the M6 Motorway at Junction 36 some 15 minutes away and the railway station at Grange over Sands approximately 2 miles. This thriving community still retains a popular and successful Primary School, and a popular Public House.

To reach the property from the South, follow the A590 in the direction of Barrow in Furness, proceed up Lindale Hill and take the first exit - signposted Lindale. At the junction keep left and proceed down the hill. Take the first right and 3 Tower View is immediately on the left, opposite the Royal Oak Public House.

What3words: starters.deployed.skinning

Accommodation (with approximate measurements)

Entrance Porch 5' 1" x 3' 11" (1.55m x 1.19m)
Sitting Room 18' 9" x 10' 10" min (5.72m x 3.3m min)
Dining Kitchen 15' 3" x 8' 1" min(4.65m x 2.47m min)
First Floor
Bedroom 1 11' 3" x 8' 5" min (3.43m x 2.57m min)
Bedroom 2 13' 6" x 9' 5" (4.11m x 2.87m)
Bedroom 3 10' x 9' 3" (3.05m x 2.82m)
Bathroom 9' x 4' 10" (2.74m x 1.47m)

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

Tenure: Freehold. Vacant possession upon completion.

Note: The owners of 3 Tower View have a right of access to the front and rear of the property for bins etc

Rateable Value: RV: £2700 - Small Business Rate Relief may be available. Westmoreland 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 £750 - £800 per calendar month. For further information and our terms and conditions please contact the Office.

Holiday Let: Currently let through Sykes Cottages with a gross annual turnover for 2025/26 £TBC. Contents available subject to further negotiations.

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).



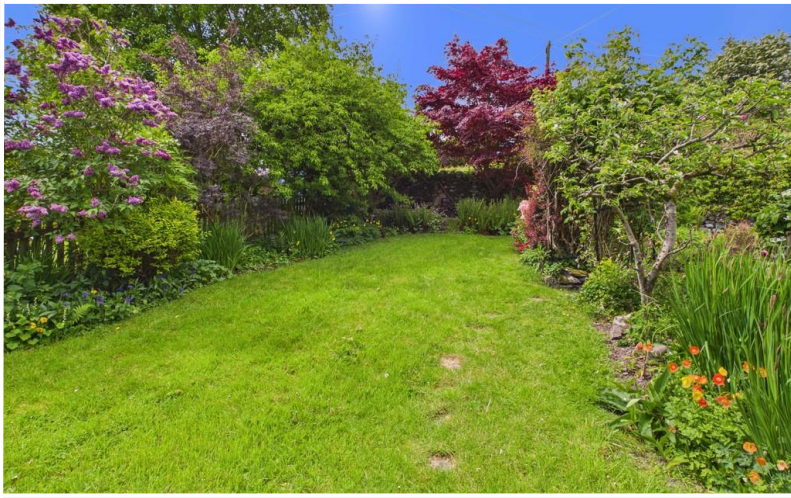
Bedroom 2



Bedroom 3



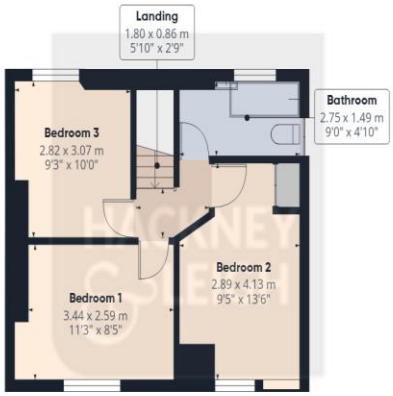
Bathroom



Back Garden



Floor 0



Floor 1

Approximate total area(1)

69.7 m²

750 ft²

Reduced headroom

0.2 m²

2 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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