



1 + 3 Brown Robin Lindale Road, Grange-Over-Sands
£999,500





1 Brown Robin Lindale Road

Grange-Over-Sands

Dating back to the 1650s, this remarkable Grade II listed detached home has been meticulously restored and reimagined by the current owners to create an outstanding lifestyle property of exceptional quality. Occupying an elevated position with breathtaking views across Morecambe Bay, Brown Robin seamlessly combines historic character, contemporary luxury, and an enviable setting on the edge of the Lake District National Park. Properties of this calibre, offering such rich heritage, craftsmanship, flexibility, and spectacular coastal views, rarely become available.

The accommodation has been thoughtfully configured as two independent residences. The principal home, 1 Brown Robin, provides beautifully appointed family accommodation with four bedrooms, while the adjoining 3 Brown Robin offers a fully self-contained one-bedroom residence complete with its own kitchen-dining living space, sunroom, bathroom, snug, and private outdoor seating area. Ideal for multi-generational living, guest accommodation, holiday letting, or as an income-generating rental, the annexe has an estimated rental value of approximately £850 per calendar month.

Despite its peaceful setting, the property is within walking distance of the charming Edwardian town of Grange-over-Sands, where a wide range of amenities include independent shops, cafés, restaurants, convenience stores, a post office, library, railway station, and the renowned Promenade, are only a 5-minute walk away. The picturesque village of Cartmel, the market town of Kendal, and Junction 36 of the M6 are all easily accessible.



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At the heart of the main house is an impressive sitting room featuring a HWAM Danish multi-fuel stove, original mullioned windows and spice/salt cupboard, exposed beams, and a wealth of period charm. The exceptional open-plan kitchen, dining, and sunroom space has been designed for modern living and entertaining, boasting a bespoke integrated kitchen with premium NEFF appliances and a substantial central island. The ground floor benefits from underfloor heating throughout and includes a practical utility room and cloakroom. Upstairs, historic oak beams span the landing, leading to three beautifully proportioned double bedrooms, each enjoying generous window seats and captivating views. There is also a versatile additional room that could be used as a home office or a fourth bedroom. The principal suite benefits from en-suite facilities, while the remaining bedrooms are served by a luxurious four-piece family bathroom featuring an Egg bath, Hansgrohe walk-in shower, double sink unit, and WC. The self-contained annexe, 3 Brown Robin, has been finished to an equally high standard, incorporating exposed beams, a multi-fuel stove, underfloor heating, integrated NEFF appliances, and a Hansgrohe shower suite. The first-floor bedroom showcases a striking vaulted ceiling with exposed oak beams, a large window seat, spectacular views, and a convenient cloakroom. The outdoor space is where nature takes centre stage. Beautiful grounds frame the residence, providing an enchanting foreground to the bay's splendour. Ample paved patio seating areas are softly lit, perfect for hosting gatherings or enjoying the sunset. An outdoor enclosure with a granite worktop creates a delightful spot for al fresco dining, while a raised terrace offers views of surrounding nature reserve, meadows and seascape. A special touch is the private outdoor seating area at 3 Brown Robin, a real sun trap, is complete with a paved patio, wiring for a hot tub, space for potted plants and mesmerising views.



Parking is generous, comprising a double garage, an oak-framed car port with a second granite worktop and sink, wiring in place for the installation of two EV charging points, and a grass-grid driveway providing parking for more than six vehicles. Access has been recently upgraded with its own driveway to the ample parking and double garage.

To the rear of the property lies the Brown Robin Nature Reserve, offering picturesque walks through carpets of bluebells and wild garlic in spring, alongside an abundance of wildlife including roe deer, badgers, and numerous bird species. Whether enjoying the tranquillity of the south-facing gardens, entertaining family and friends against the backdrop of spectacular sunsets, or simply immersing yourself in the beauty of the surrounding landscape, Brown Robin truly offers an extraordinary lifestyle opportunity

KEY FEATURES

- Outstanding historic property with breath-taking views across Morecambe Bay
- Completely renovated by current owners to a very high standard using local architect and builders
- The main property has an adjoining annex as a potential let or inter generational living
- Two kitchen diner sunrooms with integrated NEFF appliances and island
- Five double bedrooms, two bathrooms, one en-suite and two cloakrooms
- Stunning sitting room with HWAM Danish multi fuel fire in main home and a multi fuel stove in the annex snug
- Beautiful south facing gardens to the front with ample seating areas, lawns, wildflower meadow, Brown Robin nature reserve behind and magnificent views
- Double garage with electric door, oak beam carport, EV charging and ample driveway parking
- Easy access to amenities, train station, Lake District National Park and Cartmel
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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.

SERVICES

Mains electric, both 1 Brown Robin and 3 Brown Robin use mains water, there are additional holding tanks available. Both have separate Worcester Bosch oil external boilers. The sewage treatment plant was installed in 2019 and serves only the Brown Robin properties

EPC RATING E FOR 1 BROWN ROBIN

EPC RATING D FOR 3 BROWN ROBIN

COUNCIL TAX: 1 BROWN ROBIN BAND F, 3 BROWN ROBIN BAND C

TENURE: FREEHOLD

DIRECTIONS

As you are coming into Grange-over-Sands take the right into the driveway for the Netherwood Spa, keeping to the left take the next left onto a private drive which leads up to 1 Brown Robin and number 3.

WHAT3WORDS://ages.grower.tutorial





GROUND FLOOR

PORCH

5' 4" x 4' 11" (1.62m x 1.50m)

KITCHEN DINER SUNROOM

31' 5" x 15' 7" (9.58m x 4.75m)

SITTING ROOM

29' 8" x 15' 11" (9.03m x 4.84m)

UTILITY ROOM

15' 10" x 4' 8" (4.82m x 1.41m)

CLOAKROOM

5' 1" x 4' 9" (1.55m x 1.46m)

UTILITY AREA

7' 10" x 4' 11" (2.39m x 1.49m)

FIRST FLOOR

LANDING

19' 3" x 4' 0" (5.87m x 1.21m)

BEDROOM

15' 1" x 14' 10" (4.61m x 4.53m)

EN-SUITE

8' 10" x 4' 8" (2.69m x 1.42m)

BEDROOM

12' 1" x 8' 2" (3.68m x 2.50m)

BEDROOM

11' 10" x 8' 11" (3.60m x 2.72m)

BATHROOM

14' 10" x 8' 9" (4.53m x 2.66m)

STUDIO/BEDROOM

10' 11" x 9' 3" (3.32m x 2.83m)



ANNEX

GROUND FLOOR

KITCHEN DINER SUN ROOM

25' 11" x 8' 10" (7.89m x 2.70m)

SNUG

15' 4" x 12' 1" (4.67m x 3.69m)

BATHROOM

6' 8" x 4' 3" (2.03m x 1.29m)

FIRST FLOOR

BEDROOM

16' 7" x 11' 5" (5.06m x 3.48m)

CLOAKROOM

4' 9" x 3' 10" (1.45m x 1.18m)



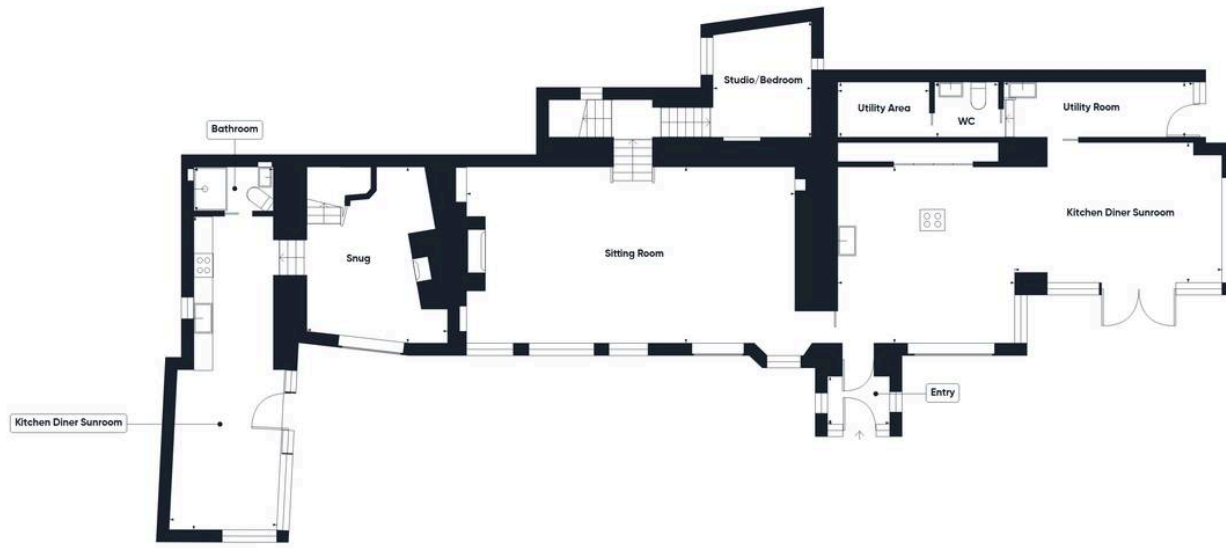








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Ground Floor

Approximate total area⁽¹⁾

2223 ft²
206.4 m²



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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