



Lindale

£750,000

Stromness, 5 Gill Bank, Lindale, Grange-over-Sands, Cumbria, LA11 6FE

A charming New Build in this Lake District village. Nestled in the delightful village of Lindale within the Lake District National Park, this exceptional Family Home combines modern luxury with lovely views over the village towards Morecambe Bay and is tucked away in an elevated, secluded location.

This Detached residence boasts 4 generously sized double bedrooms, 2 of which feature En-suite facilities, providing ample space for family and guests. Each well proportioned room is thoughtfully designed with high-quality fixtures and fittings, ensuring a blend of comfort and style. As a unique advantage, buyers have the opportunity to personalise their home by selecting some floor coverings, allowing you to add your personal touch to this excellent property. Local occupancy restriction applies.

Quick Overview

Charming views over the village towards Morecambe Bay

Tucked away, convenient village location Within the Lake District National Park

Exceptional, detached, new build property Options to choose floor coverings up to a specific amount

Local Occupancy Restriction applies

High quality fixtures and fittings

4 Double Bedroom (2 En-Suite)

Garage & Parking



4



3



1



TBA



TBC



Integral Garage and Parking

Property Reference: G3014



Entrance Hall



Lounge



Dining Area



Utility Room

Stromness is superb. It is built of traditional construction with a part Coniston stone finish under a Lakeland slate roof and has been carefully designed and built with excellent attention to detail along with super fixtures and fittings, but also with opportunities for the new owners to be involved in some final decisions if required including floor coverings, wood-burning stove etc (figures to be agreed). The Garden area is also a blank canvass ready for the new owners to complete as they wish.

With underfloor heating to the Ground Floor, gas central heating to the first floor plus air-conditioning; Solar Panels, Oak doors, aluminum 'graphite' double glazed windows, bespoke Oak and glass staircase, recessed ceiling spot lights, brushed chrome sockets and switches, and special touches such as locally sourced Coniston stone for the exterior. This superior, South facing Family Home will certainly not disappoint. Besides all this you get yourself a 6 year Architects Guarantee!

The very attractive, contemporary front door opens into the wonderful, light, full height Hallway with 'Velux' roof window, stunning bespoke staircase, Oak doors and attractive, durable wood effect 'Amtico' style flooring. Useful under-stairs Cloakroom with white WC and small, rectangular wash hand basin on a vanity unit. A continuation of the 'Amtico' style flooring. The Lounge is a beautiful, sunny, extremely well proportioned room with full height corner window plus 2 further windows. Attractive fire place with oak mantle and slate inset and hearth, all ready for a multi-fuel stove - (to be chosen if required up to an agreed amount).

The heart of the home is the spacious and airy Kitchen/Dining Room - perfect for both relaxation and entertaining. Dual aspect and sliding glass doors provide lots of natural light, further enhancing the sense of openness and connection to the Rear Garden and woodland beyond. This beautiful modern Kitchen is furnished with a range of high gloss 'dove grey' wall and base cabinets with matching central island with a 'Chicago Grey' work-surface with inset sink unit. Caple 5 burner gas hob with sleek extractor fan over. Built-in 'Neff' double oven, integrated dishwasher and fridge freezer. An excellent Kitchen for cooking up a storm! The Utility Room has an external door, double cupboard housing the hot water cylinder with pressure system and base cabinets, sink and space for washing machine and tumble drier. Door to Integral Garage.

From the entrance hall the beautiful oak and glass staircase leads to the first floor landing where there are 4 well proportioned Double Bedrooms. Bedroom 1 has a front aspect and enjoys lovely views over the village towards Morecambe Bay in the distance. En-suite Shower Room comprising double shower, WC and wash hand basin with white vanity unit, neutral grey tiles illuminated wall mirror and chrome ladder radiator. Bedroom 2 is situated to the rear with a private outlook to the woodland. Double glazed sliding doors lead to the super balcony which is an enviable space to enjoy morning coffee or an evening tippie! En-suite Shower Room comprising double shower, WC and wash hand basin with white vanity unit, neutral grey tiles, illuminated wall mirror and chrome ladder radiator. Bedroom 3 is also a generous double Bedroom with front aspect and very pleasing views over the village to Morecambe Bay in the distance from the dormer window. Bedroom 4 is the smallest of the Bedrooms but still a good sized double with a rear aspect. The Bathroom is spacious with modern white suite comprising shower enclosure, bath, WC and wash hand basin with white vanity unit.



Lounge



Kichen/Dining Room



En-Suite Shower Room to Bedroom 1



Bedroom 2



Bedroom 4



Family Bathroom

Neutral tiles and chrome ladder radiator.

The Integral single Garage has a remote controlled roller door, power, light and water. Growatt electric vehicle charging point. Wall mounted Alto gas central heating boiler and specialist garage floor. Externally there is Parking for 2/3 vehicles on the brick set driveway. A wide paved pathway leads around the entire property with Patio and Garden area to the rear. Sections of the Garden are as yet unfinished deliberately to allow the new owners to have input with their own preferences.

Location Lindale is a small friendly village within the Lake District National Park with Primary School and Public House. Conveniently located just off the A590, approximately 15 minutes from the M6 motorway and a similar distance from the base of Lake Windermere. The sights and attractions of the inner Lake District are within easy reach.

From Meathop Roundabout on the A590 follow signs and directions to Grange over Sands. Upon entering the first Village of Lindale, proceed straight over the mini roundabout at the 'Audi' Garage. Proceed up the hill passing 'Archway Veterinary Practice' on the right hand side. Take the next right up a steep 'driveway' and keep right. Stromness can be found on the left hand side.

Accommodation (with approximate measurements)

Hallway

Cloak Room

Lounge 21' 7" x 15' 10" (6.58m x 4.83m)

Kitchen/Dining Room 28' 1" max x 15' 2" max (8.56m max x 4.62m max)

Utility Room 8' 8" x 8' 1" (2.64m x 2.46m)

Bedroom 1 15' 11" x 12' 7" (4.85m x 3.84m)

En-Suite Shower Room

Bedroom 2 15' 10" x 8' 9" (4.83m x 2.68m) = Balcony 15'5" x 5'8" (4.71m x 1.01m)

En-Suite Shower Room

Bedroom 3 13' 5" x 13' 1" into dormer (4.09m x 3.99m into dormer)

Bedroom 4 11' 10" x 11' 9" (3.61m x 3.58m)

Bathroom

Garage 18' 6" x 12' 9" max & 8'8 min (5.65m x 3.90m & 2.71 min)

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax Band: Westmorland and Furness Council - To be assessed.

Services/Utilities: (primary source of:) Mains electricity, gas, water and drainage. Underfloor heating to ground floor. 'Fujitsu' warm air/air conditioning unit to Bedrooms 1 and 2, Gas Central Heating to First Floor.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Local Occupancy Restriction: Please ask the office for further



Bedroom 1



Bedroom 2



Views towards Morecambe Bay



Rear Garden



Rear Aspect

information.

Warranty Architect certificate by Hough Tullett for 6 years.

Rights of Way: The property will have a right of way over the driveway which will have a tarmac finish in due course. There will be service charge for the maintenance and upkeep of the roadway which will be paid per annum (figures to be confirmed).

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1500 - £1600 per calendar month. For further information and our terms and conditions please contact the Office.

What3Words: sailed.amplified.timing (<https://what3words.com>)

Viewing Arrangements: Strictly by appointment with Hackney & Leigh.

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).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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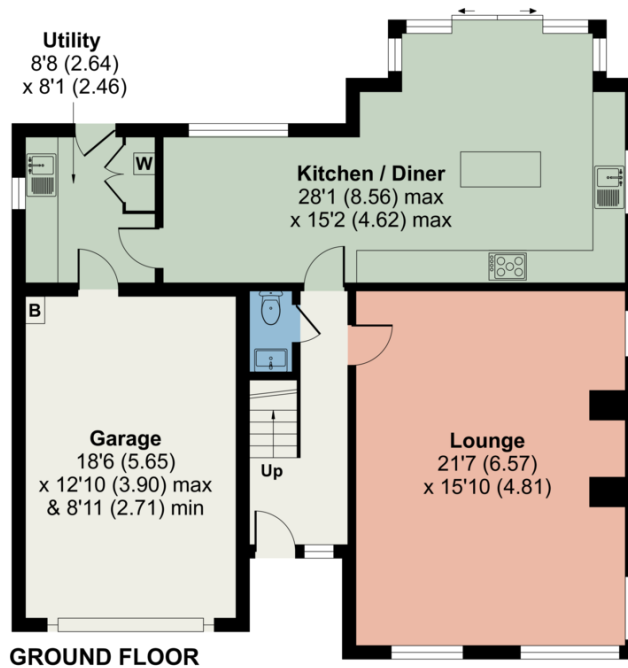
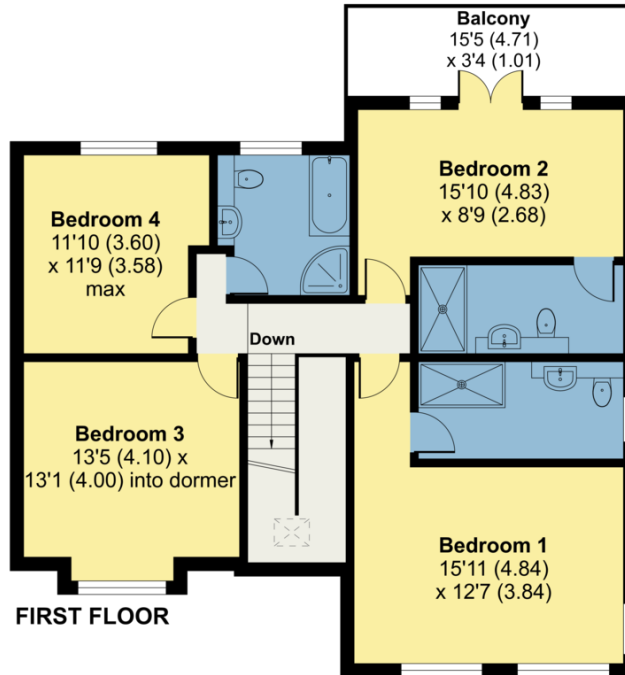
Gill Bank, Lindale, Grange-Over-Sands, LA11

Approximate Area = 1911 sq ft / 177.5 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 2163 sq ft / 200.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Hackney & Leigh. REF: 1226578

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