



DIRECTIONS

From the A590 Lindale Roundabout, take the road towards Grange Over Sands and after a short distance you will see a bus stop on the left. Turn left by the bus stop and follow the road towards Meathop, the road bears to the left and climbs up the hill, as you enter Meathop, the property is on the left.

It can be found using the following WHat3Words Location : <https://w3w.co/stall.shed.organic>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, electric heating, water are all connected
 The property is subject to a local occupancy clause.



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



1



3



2



GARAGE & PARKING

1 Meathop Court, Meathop, Grange-over-Sands, LA11 6RE

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Fabulous barn conversion set in a pleasant courtyard setting within the Hamlet of Meathop to the edge of the Lake District National Park. This excellent property offers spacious well-proportioned accommodation with open plan living space perfect for a range of buyers and offers comfortable living in a fabulous location nearby the Edwardian seaside town of Grange-over-Sands as well as the A590 truck Road. The property has a local occupancy restriction with further details available from the National Park Authority. The property offers accommodation comprising of entrance hall, WC, open plan lounge/diner, fitted kitchen with appliances, three double bedrooms (master ensuite), family bathroom and an integral garage. There is off-road parking, an attractive front courtyard seating area, and the property has electric heating as well as double glazing with a good standard of presentation. This charming home is recommended for early internal inspection with viewings available through the office of JH Homes.



Accessed through fully glazed wooden front door with matching side window from rear courtyard opening to:

ENTRANCE HALL

Modern wooden doors giving access to lounge, cloakroom, garage and store cupboard. Offering a well presented and inviting entry point to the property.

LOUNGE/DINER

29' 0" x 13' 0" (8.84m x 3.96m)

This is a superb room of excellent proportions that has a lovely stone fireplace with a recessed woodburning stove on a stone hearth, making a fabulous focal point with TV mounted above. Set of PVC double glazed French doors looking to front courtyard and two stylish modern electric column radiators. The dining area offers ample space for family sized table with double glazed window looking to courtyard and open access to:

KITCHEN

8' 3" x 17' 3" (2.51m x 5.26m)

Fitted with a range of base, wall and drawer units with brown granite style worktop over incorporating grooved drainer and stainless steel sink with mixer tap and splash back tiling. Range cooker with oven, five burner electric hob and cooker hood above.

Three double glazed windows all with deeper sills, with the windowsill in front of the sink being tiled to match the upstands. Integrated appliances include a fridge/freezer, dishwasher and a washing machine which are all included within the sale. Tiling to floor and lights to ceiling, offering a stylish, spacious kitchen area.

WC

Useful ground floor facility with full tiling to floor and walls. WC with pushbutton flush, wash hand basin, double glazed window with deep sill and an extractor fan.

FIRST FLOOR LANDING

Stairs to first floor landing which has double glazed window with deeper sill, inset lights to the ceiling and access to an inner landing area. Stairs to upper floor and doors to two bedrooms and bathroom.

BEDROOM

11' 3" x 12' 0" (3.43m x 3.66m)

Double bedroom with a range of modern fitted wardrobes to one wall. Inset light to the ceiling, loft access point and double-glazed window with deep sill offering a lovely view into the hamlet. Electric radiator to wall and door to ensuite shower room.



ENSUITE

Fitted with three piece suite in white comprising of WC with pushbutton flush, wash hand basin and glazed shower cubicle. Full tiling to walls and floor as well as double-glazed window giving glimpses of the bay in the distance. Extractor fan and inset lights to the ceiling offering an excellent ensuite facility.

BEDROOM

12' 4" x 9' 3" (3.76m x 2.82m)

Further well-proportioned double bedroom to front of property with inset lights to the ceiling and modern electric radiator to wall. With a double glazed window with deeper sill offering a lovely outlook.

BATHROOM

Fitted with a three piece suite in white comprising of panelled bath, WC with pushbutton flush and pedestal wash hand basin. Full tiling to floor and walls, double glazed roof light, inset light to ceiling and electric underfloor heating.

SECOND FLOOR LANDING

From the inner landing the staircase returns to the top floor and opens to a landing area where there is a skylight over the stairwell and door to bedroom three.

BEDROOM

9' 5" x 12' 8" (2.87m x 3.86m)

Further double bedroom with double glazed roof light, electric radiator and double glazed window to side with deeper sill offering a lovely aspect.

EXTERIOR

Designated parking in front of garage with additional parking available to side of property. A lovely, enclosed brick set garden space with gated access to drive with pleasant sunny aspects, offering a pleasing seating area with doors opening to lounge.

GARAGE

15' 9" x 9' 7" (4.8m x 2.92m)

Versatile extra room with ceiling light point and up and over door. Electric light and power points and double doors to storage cupboard making this an excellent room perfect for parking or use as recreation space.

