

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Low Newton

Guide Price £200,000+ (plus fees)

Lynfield, Low Newton, Grange-over-Sands, Cumbria, LA11 6JP

For Sale by Public Auction

at the Halston Hotel, 20-34 Warwick Road, Carlisle, CA1 1AB

Thursday 9th February 2023 at 12 noon

By Auction House, Cumbria - Tel: 01228 510552

A superb opportunity to purchase a 2 Bedroom Detached Bungalow set in the small hamlet within the Lake District National Park with good road network communications to the A590, South Lakes and the National Park. Ripe for refurbishment this spacious property comprises Entrance Hall with Cloakroom off, Large Lounge with wood-burning stove, Dining Kitchen, 2 Bedrooms and Bathroom. Attached Garage, Parking, Gardens and Terrace. Internal inspection strongly recommended.



2



1



1



G



49 Mbps



Garage & Parking

Quick Overview

Detached 2 Bedroom Bungalow

2 Reception Rooms - 5 piece Bathroom

Rural location

Within the Lake District National Park

Garage and Garden

Refurbishment required

Close proximity to the A590

Five minutes from the foot of Lake

Windermere

No Upper Chain

Superfast 49 Mbps broadband

Property Reference: G2709



Lounge



Dining Area



Bathroom

Location: To reach the property from the M6 at junction 36 follow the A590 in the direction of Kendal. Take the first left sign-posted Barrow and the first exit at the roundabout. Follow this road for approx 5.7 miles and take the second exit up Lindale Hill. At the top of the hill take the exit signposted Cartmel. At the 'T' junction turn right, go under the underpass and bear left. Lynfield is the first bungalow on the left hand side.

Accommodation (with approximate measurements)

Entrance Hall

Cloakroom

Lounge 21' 3" x 20' 1" (6.49m x 6.14m)

Kitchen/Diner 13' 9" x 11' 3" (4.21m x 3.44m)

Bedroom 1 15' 0" x 10' 5" (4.59m x 3.19m)

Bedroom 2 9' 10" x 9' 3" (3m x 2.84m)

Bathroom 9' 10" x 8' 9" (3m x 2.69m)

Garage 20' 1" x 14' 0" (6.14m x 4.29m)

Services: Mains water and electric. Septic tank drainage. Wood-burning stove.

We are unable to confirm the adequate functions of any services, appliances or installation.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 27th June 2002 - not verified.

Council Tax: Band E. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3Words <https://what3words.com/cheaper.absorbing.viewer>





Floor Plan

Floor area 143.2 sq.m. (1,542 sq.ft.) approx

Total floor area 143.2 sq.m. (1,542 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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