



Lindale

£350,000

7 Wilson House, Kendal Road, Lindale, Grange-over-Sands, Cumbria, LA11 6QR

Excellent property! This single level barn conversion with excellent indoor and outdoor space is presented to a high standard throughout with tasteful and modern décor which just fits perfectly.

Comprising Hallway, Lounge, Kitchen, Bathroom, 3 Double Bedrooms (1 En-Suite), Garage, Parking and extremely well proportioned and well-tended Gardens. Early viewing is highly recommended!

This property is subject to a Local Occupancy Restriction.

Quick Overview

- Semi Detached - 3 Double Bedrooms
- 1 Large Reception - 2 Bath/Shower Rooms
- Edge of village location
- Beautiful country views
- Rural location
- Excellent level Gardens
- Convenient location
- Beautifully presented
- Garage and Private and Communal Parking
- Superfast Broadband speed 32 mbps available*



3



2



1



D



32 Mbps



Garage and Parking

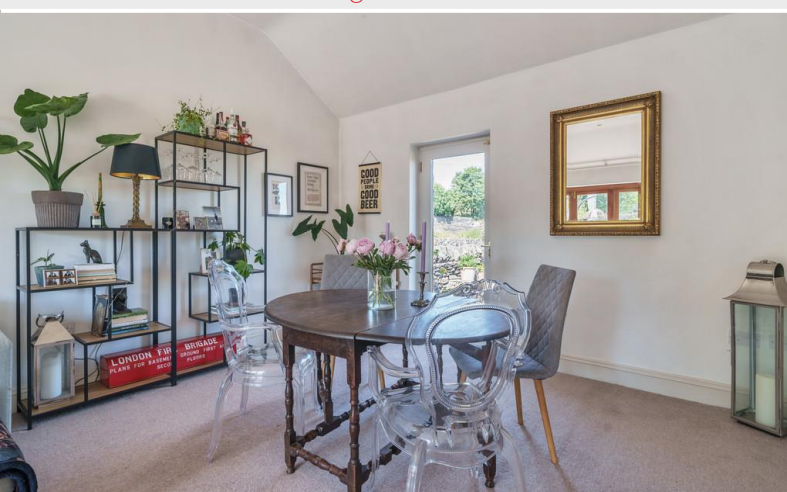
Property Reference: G2801



Lounge/Dining Room



Bi-folding doors to Patio



Lounge/Dining Room



Kitchen

Description: This property is utterly fabulous for so many different reasons. The location feels remote and rural, yet is convenient for access to the A590. The views are delightful. The rooms are spacious and sunny. The garden size will please the most adventurous of children and the keenest of gardeners. The internal décor and style is homely, tasteful and contemporary. Expensive jobs such as Kitchens and Bathrooms - are taken care of as both were replaced in 2019, along with new hardwood bi folding patio door in 2020 and a new hardwood front door in 2022. Literally just turn up, pop your own bits and bobs inside and get on with enjoying life in your beautiful new home.

A paved pathway through the sizeable front garden leads to the attractive, hard wood front door which opens into the welcoming 'L' shaped Hallway with lovely wide board, engineered oak flooring. Along the hallway there is a Loft hatch which opens into a generous sized loft. The Loft is currently not boarded and a loft ladder could be added in the future should the new owners wish to do so. From the Hallway are 3 Double Bedrooms. Two with lovely open views to the rear across the fields and countryside, the Master is located to the front with charming garden views and excellent, modern ensuite Shower Room with corner shower enclosure, wash hand basin and WC. The lovely family bathroom is to the front and comprises low flush WC, wash hand basin and bath with shower over - the modern designer feel is further enhanced by the on trend black tops, shower screen and ladder radiator. High gloss storage cupboard housing the oil central heating boiler, at the bottom, with separate internal storage higher up for towels and toiletries. The 'Firebird' oil boiler was installed in 2022 with a hive Heating system and portable thermostat that you can move room to room and can be controlled by a mobile phone app.

The layout of this property works very well with distinct separate bedroom and living 'sides'.

The Lounge is a very impressive room with high ceiling, dual aspect and extremely generous proportions - easily room to accommodate both living and dining furniture for open plan living. Superb bi-folding hardwood doors lead directly onto the very attractive front garden and the glazed door to the rear leads to the patio garden, which is perfect for your morning tea or coffee.

The Lounge is open to the Kitchen which is lovely, just like the rest of this stylish house. There is a window to the rear to admire those open views and the room is furnished with a good range of shaker style soft green wall and base cabinets with brushed brass handles. Deep Belfast sink, integrated dishwasher, electric oven and ceramic hob. Space for fridge freezer and washing machine.

One of the (many) positives of this property is the outside space. The enclosed gated front garden has a large expanse of level lawn - a child's climbing frame is almost lost in the space here! There is also a well proportioned paved patio directly outside the lounge bi-folding doors and a deep, well tended, colourful flower bed. There is also gravel parking - currently for 1 car. To the side is a pathway around to the rear where there is a smaller Rear Garden with sunny gravel patio, more lawn and some well stocked, attractive borders and vegetable patches can be found. The Rear Garden can also be accessed directly from the Lounge and is a very inviting spot for some al-fresco dining or just simply to admire the super open country views. There is also a shared wild flower garden and



Lounge/Dining Room



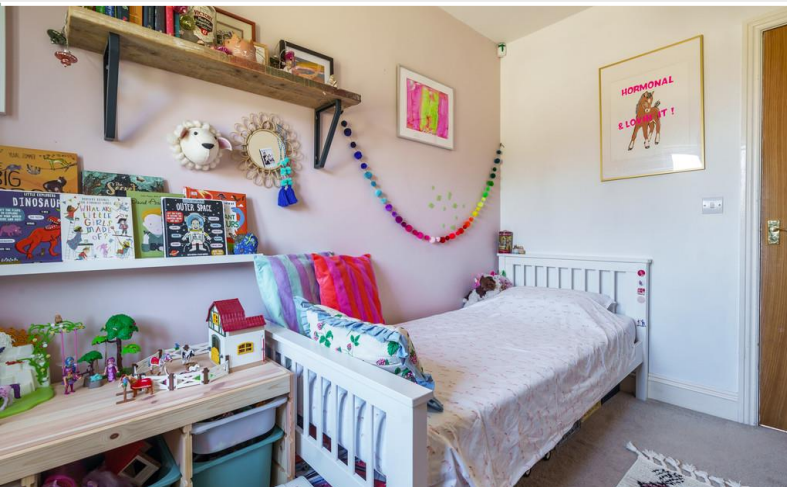
Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

orchard behind the garage and further shared parking for several vehicles.

The Garage is the first in a block of three, closest to the house and has double wooden doors, power, light and water. The current owners use the electrical source from the garage to conveniently charge their electric vehicle.

Location: No. 7 Wilson House is part of a small development of attractive barn conversions - 9 in total, sitting just on the edge of The Lake District National Park.

From Grange-over-Sands take the B5277 towards Lindale. At the roundabout (Audi Garage) turn right heading towards Kendal and the A590. 7 Wilson House is located approximately ½ a mile further along on the right hand side. After turning into the main stone gateway, follow the tarmac driveway around to the left and No.7 can be found on the right hand side just off the turning circle.

No 7. Wilson House is a beautifully presented, conveniently located Barn Conversion, situated just outside the picturesque Lake District National Park village of Lindale. A popular and friendly village offering amenities such as excellent Primary School, popular Public House/Restaurant and regular bus service to Kendal and Barrow.. Just a 20 minute drive from the base of Lake Windermere and 10 minutes from junction 36 of the M6 motorway the property is conveniently placed yet with a semi-rural feel.

Accommodation (with approximate measurements)

- Hallway
- Bedroom 1 10' 3" x 9' 11" (3.14m x 3.04m)
- En-Suite Shower Room
- Bedroom 2 13' 8" x 10' 3" (4.17m x 3.12m)
- Bedroom 3 10' 3" x 7' 10" (3.12m x 2.39m)
- Bathroom
- Lounge 21' 9" x 12' 9" (6.63m x 3.89m)
- Kitchen 10' 3" x 8' 8" (3.12m x 2.64m)
- Garage 19' 8" x 10' 9" (6.00m x 3.30m)

Services: Mains electricity and water. Shared sewage treatment plant. Oil central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 10.6.23 not verified

Council Tax: Band D. Westmorland and Furness Council.

Service Charge: There is an Annual Service Charge of £300 per year which is paid monthly at £25 per month which covers maintenance of the shared driveway, communal flower bed and orchard area and maintenance of the and shared treatment plant.

Please Note: This property is subject to a 'Local Occupancy Clause' which states that:-
"The occupation of each of the dwelling houses hereby permitted shall be limited to the following description of persons:



Bedroom 1



Bedroom 2



Front Garden



Rear Garden



View from Rear

a) A person employed, about to be employed or last employed in the locality; or
b) A person who has, for the period of three years immediately preceding his occupation, had his only or principal residence in the locality.
In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person".

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

What3words: <https://what3words.com/cakes.highlighted.serenade>

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 £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Helen Hadwin

Office Manager
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Julie Bland

Sales Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Glenn Bland

Viewing Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



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



[Book Online Now](#)



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



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk

Wilson House, Kendal Road, Lindale, Grange-Over-Sands, LA11

Approximate Area = 953 sq ft / 88.5 sq m

Garage = 200 sq ft / 18.6 sq m

Total = 1153 sq ft / 107.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2023. Produced for Hackney & Leigh. REF: 995840

A thought from the owners - The views over the beautiful horse fields, the sounds of the birds and the sunny garden make it a truly special place.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/06/2023.

Request a Viewing Online or Call 015395 32301