



## Witherslack

**Guide Price £220,000+ (plus fees)**

The Forge, Church Road, Witherslack, Grange-over-Sands, LA11 6RL

**For Sale by Public Auction  
at the**

**Halston Hotel, 20-34 Warwick Road, Carlisle, CA1 1AB  
Thursday 12th December 2024 at 12 noon  
By Auction House, Cumbria - Tel: 01228 510552**

The Forge is a pretty Detached Lakeland Cottage with super inside space and packed to the rafters with charm and original features.

Comprising Entrance Porch, Hall, Living Room, Snug, Dining Room, Breakfast Kitchen, 3 Double Bedrooms (1 En-suite), Bathroom, Parking and Garden. Viewing highly recommended.

### Quick Overview

Detached - 3 Double Bedrooms

3 Reception Rooms - 2 Bath/Shower Rooms

Lakeland Village Location

In the Lake District National Park

Charm and features throughout

Pretty, bijou Garden

Lovely, convenient location

Neatly presented

Parking and Garden

Ultrafast Broadband speed 1000mbps available\*



3



2



3



F



1000 MBPS



1 Parking Space

Property Reference: G2803



Living Room



Snug



Dining Room



Kitchen

**Description** This property is a real treat. If you have ever dreamed of owning a picturesque Detached Lakeland Cottage with all the wonderful quirky charm that comes with one, but away from the hustle and bustle of the busy Lakes then we have the solution in The Forge which is located within the Lake District National Park! Not only is this property the very definition of Lakeland Cottage with thick stone wobbly cottage plaster walls, low beamed ceilings, deep set cottage windows, wonderful original doors etc it also provides an amazing amount of space! From the moment you step inside it is almost as if you were in a Beatrix Potter book.

The original date of this cottage is unclear but it has been loved and enjoyed by the current owners as their second home for 18 years and is now reluctantly offered for sale. The cottage provides ample space for a modern family but equally, with the low maintenance outside, charm and location, it will also appeal to the second home market too.

The original front door opens into the Entrance Porch with recess for coats and boots, ceramic tiled floor and beautiful, deep set, triple windows to the front. A low level door leads into the Hallway with delightful stripped doors to Kitchen and Living Room. The Kitchen is full depth with dual aspect. There is space for a table to one end and two areas of under stair storage - one with plumbing for the washing machine. There is an impressive range on an exposed ancient wall, ceiling beams and external door to the garden. The Kitchen is furnished with a range of soft green base cabinets with wood effect work surface, stainless steel sink unit, integrated dishwasher, electric oven, oil central heating boiler and space for fridge freezer.

The Living Room is spacious with front window, recessed cupboard and lovely stone inglenook fire place housing the wood burning stove. Off the Living Room is a Snug/Study with rear aspect and Dining Room with original fireplace (not in use) and front aspect.

Upstairs is a spacious, split level landing with airing cupboard and further high level storage cupboard. There are 3 well proportioned Double Bedrooms all with front aspect. The Master benefits from an en-suite Shower Room. The Bathroom has a 'Velux' roof window and white suite comprising WC, pedestal wash hand basin and bath with shower over.

Outside the sunny garden is very private and enclosed by mature hedging and high stone wall. There is a bijou grassed area and paved patio which is perfect for dining outdoors and an evening glass of wine - there are definite French feels! Double gates with hard standing for a single car parking space.



Kitchen



Living Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

**Location** The Forge occupies a fairly central position in the sought after and friendly village of Witherslack which is within the Lake District Nation Park. The village provides a community run village store, highly regarded 'Derby Arms' Public House, Primary School and Garden Centre.

Witherslack is a charming village with a semi rural and real traditional village feel with super walks on the doorstep but is also incredibly convenient for the main commuter road A590 which is just a hop skip and a jump away - the very best of both worlds.

From the A590 take the turning for Witherslack. Proceed past the Derby Arms on your left and into the village. Passing the telephone box, The Forge can be found on the corner of the left hand turn sign posted Halecat?

**Accommodation (with approximate measurements)**

**Entrance Porch**

**Hallway**

**Living Room** 15' 1" x 11' 4" (4.60m x 3.47m)

**Snug/Study** 14' 5" x 6' 8" (4.40m x 2.04m)

**Dining Room** 11' 10" x 10' 9" (3.63m x 3.30m)

**Breakfast Kitchen** 21' 1" x 6' 10" (6.44m x 2.09m)

**Bedroom 1** 10' 0" x 9' 3" (3.06m x 2.82m)

**En-Suite**

**Bedroom 2** 12' 0" x 10' 11" (3.66m x 3.35m)

**Bedroom 3** 9' 11" x 9' 10" (3.04m x 3.02m)

**Bathroom**

**Services** Mains water and electricity. Septic tank drainage. Oil central heating.

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

\*Checked on <https://checker.ofcom.org.uk/> 16.6.23 not verified

**Council Tax** Band F. Westmorland and Furness Council.

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

**What3words** <https://what3words.com/assume.peruses.indulges>

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



Garden



Rear Garden



Kitchen



Living Room

Request a Viewing Online or Call 015395 32301

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# The Forge, Witherslack, Grange-Over-Sands, LA11

Approximate Area = 1357 sq ft / 126 sq m (excludes room in separate ownership)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1000783

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