



# Lindale

£399,000

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

A superb, Semi-Detached family home arranged over 3 floors. This spacious barn conversion has all the requirements for todays modern family with more than enough room to spread out and an opportunity or two to add your own stamp if required.

Comprising Hallway, Cloakroom, Kitchen, Dining Room, Lounge, 4 Double Bedrooms (2 En-Suite), Bathroom, Double Garage, Parking and Garden. No Upper Chain.

## Quick Overview

Semi Detached - 4 Generous Double Bedrooms  
 2 Receptions - 3 Bath/Shower Rooms  
 Edge of Village Location  
 Lovely country views  
 Rural location  
 Generously proportioned rooms  
 15 mins to Junction 36  
 Convenient location for The Lakes and  
 Commuters  
 Double Garage and Parking  
 Superfast Broadband speed 34mbps available\*



4



3



2



D



34 Mbps



Double Garage  
and Parking

Property Reference: G2821



Kitchen



Dining Room



Lounge



Landing

**Description** 9 Wilson House is a superb, spacious and light barn conversion over 3 floors with lots of charm and character echoing its roots and extremely generously proportioned rooms. There is plenty of room for a family to spread out and have their own space and privacy! This lovely home offers so much, space, character, convenient location, pleasant views and even an opportunity to lavish a little TLC on a couple of areas to create your very own perfect home with your own personal stamp on it!

The front door opens into the spacious Entrance Hall with clear sight lines through the Hall and Lounge into the Rear Garden and views beyond. There is a useful under stairs storage cupboard and modern Cloakroom with half wall tiling, WC and wall mounted wash hand basin.

The Kitchen is well proportioned and well equipped with external side door and deep set window looking into the front Garden. The Kitchen is furnished with an extensive range of cream shaker style wall and base cabinets with built-in electric oven and ceramic hob. Space for under counter fridge, freezer and washing machine. There is an attractive matching island with double Belfast style sinks, plumbing for dishwasher and black granite silver pearl work-surface. Concealed oil central heating boiler. Double, half glazed doors lead into the Dining Room which has a deep set side window, door into the Hallway and is open to the Lounge. Ample space is provided for formal dining.

The Lounge is an impressive room of extremely generous proportions with lots of natural light. There is a large side window, full depth window and bi-folding doors to the rear which have pleasing views towards the Ingleborough Fells in the distance. The wood burning stove adds a cosy focal point to the room.

From the Entrance Hall the stairs lead to the First Floor landing which is spacious with quirky floor level arrow slit windows. This floor has 3 very generous Double Bedrooms, 2 with partially reduced head height and 'Velux' roof windows and a 3rd double, with deep set arrow slit window, fitted wardrobe and En-suite Shower Room. The Shower Room comprises half wall tiling, low flush WC, wash hand basin and shower enclosure. The Family Bathroom has a 4 piece white suite comprising bath, walk-in shower with drying area, wash hand basin and WC all complemented by attractive tiled walls and floor.

From the First Floor Landing the stairs lead to the Second Floor where the Master Bedroom can be found. This incredibly spacious and sunny Bedroom has 2 'Velux' roof windows and enjoys some far reaching views. There is partially reduced head height and recessed ceiling spot lights. Doors to En-Suite WC with half tiled walls, WC and wash hand basin and separate door to walk-in Shower Room.

Gardens - The rear Garden can be accessed by a side gate or from the Lounge via the raised, paved patio area with steps down to the low maintenance lawned area enclosed by attractive stone wall. The front Garden is a generous area of lawn again enclosed by a stone wall and has a paved patio area approaching the front door.

The Double Garage has 2 sets of double wooden doors, power, light and water. A gravelled area to the front of the Garage provides parking for 2/3 vehicles and can be enclosed by a 5 bar gate.



Kitchen



Lounge



Bedroom 2



Bedroom 4



Bedroom 3



Bathroom

**Location** No. 9 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, close to the A590 and with good access to Junction 36 of the M6 Motorway (approx 15 mins drive) the property is conveniently placed yet with a semi-rural feel.

Lindale is 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 10 minute drive from the base of Lake Windermere at Fell Foot and 5 minutes from Grange-over-Sands where a variety of amenities and shops can be found.

From Grange-over-Sands take the B5277 towards Lindale. At the roundabout (Audi Garage) turn right heading towards Kendal and the A590. Go past the Mini Garage and take the first right into Wilson House. No.9 Wilson House is the first property on the left hand side.

**Accommodation (with approximate measurements)**

Hallway

Cloakroom

Kitchen 16' 4" x 14' 0" (4.98m x 4.27m)

Dining Room 16' 4" x 10' 1" (4.98m x 3.07m)

Lounge 23' 11" x 16' 0" (7.29m x 4.88m)

Bedroom 2 16' 6" x 9' 11" (5.03m x 3.02m)

En-Suite Shower Room

Bedroom 3 22' 1" x 11' 10" (6.73m x 3.61m)

Bedroom 4 19' 10" x 11' 9" (6.05m x 3.58m)

Bathroom

Master Bedroom 23' 3" max x 15' 8" min (7.09m max x 4.78m min)

En-Suite

Double Garage

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

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

\*Checked on <https://checker.ofcom.org.uk/> 07.08.23 not verified.

**Local Occupancy Restriction:** 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:

- 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".



Bedroom 2





**Management Charges:** 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.

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

**What3words:** <https://what3words.com/drive.stopped.crucially>

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

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1000 – £1100 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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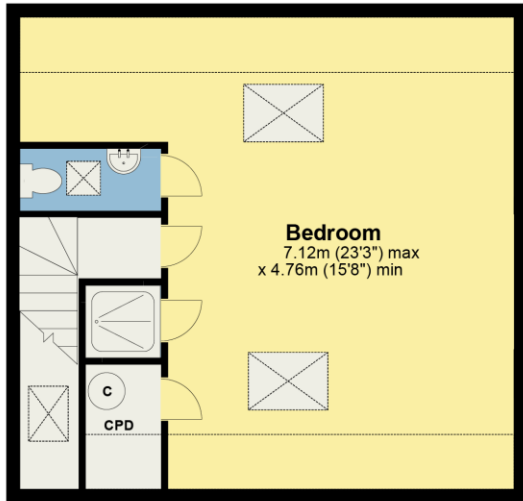


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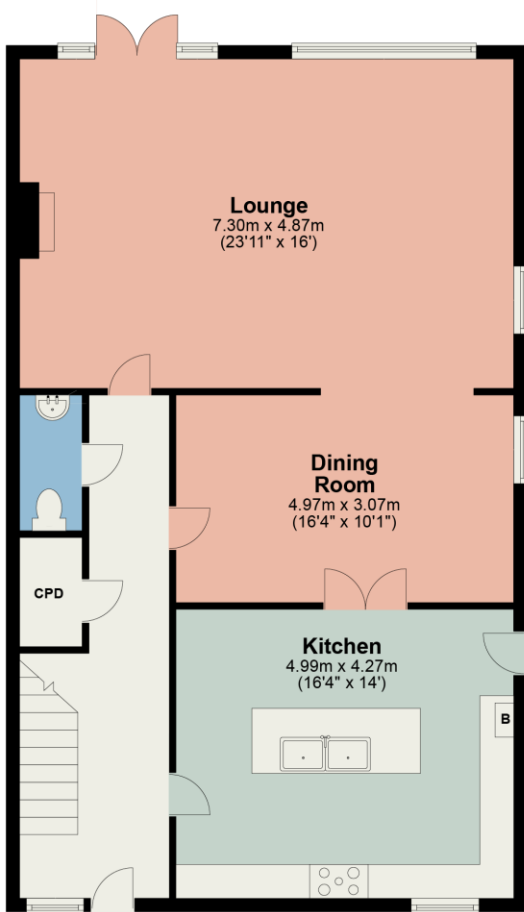


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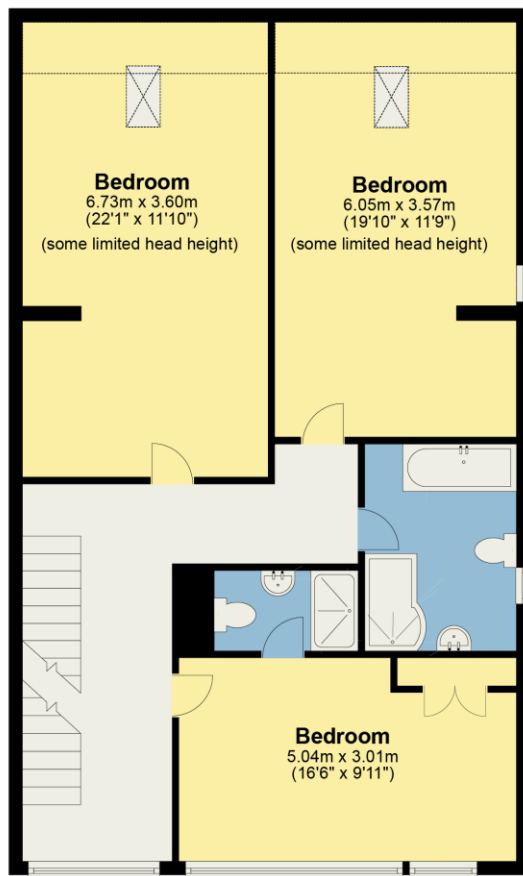
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**Second Floor**



**Ground Floor**



**First Floor**

Total area: approx. 231.7 sq. metres (2494.1 sq. feet)

For illustrative purposes only. Not to scale. REF: G2821

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