



Lindale

£289,000

Middle Barn, 13 Stonebeck, Lindale, Grange-over-Sands, Cumbria, LA11 6PA

What a super property! Deceptively spacious, versatile layout, full of character and charm, village location and private low maintenance outdoor space - perfect!

Comprising Open Plan Living/Dining/Kitchen with Balcony off, 3 Bedrooms, Bathroom and Lounge to First Floor with Mezzanine (occasional) Bedroom 4 with En-Suite Shower Room. Private Courtyard, Parking for one and additional undeveloped Garden area. Early viewing highly recommended.

Quick Overview

Mid Terrace - 3-4 Bedrooms
 2 Receptions - 2 Bath/Shower Rooms
 Village location
 In the Lake District National Park
 Area of undeveloped Garden
 Pretty Private Courtyard
 Balcony
 Charm and character throughout
 Private Parking Space and Visitor Parking
 Superfast Broadband speed 80mbps available*



3



2



2



C



80 Mbps



1 Parking Space
& Visitor Parking

Property Reference: G2823



Open Plan Living/Dining/Kitchen



Open Plan Living/Dining/Kitchen



Sitting Room



Bedroom 1

Description: This property would absolutely make my shortlist!

It is charming, deceptively spacious has a versatile and quirky layout with charming features such as exposed beams, cottage plaster walls and deep set windows, potential to put your own stamp on things if you wish, a useful parcel of Garden offering several different possibilities, all in a delightful Lake District National Park village location!

Middle Barn is part of an award winning development which was converted in the early 1980's creating 14 individual and cleverly designed dwellings. Middle Barn is part of a Bank Barn with separate accommodation underneath.

This particular property will have a broad appeal. It would be an excellent lock up and leave (with low maintenance outdoor space), a super holiday let (it was successfully let as an Airbnb in the past) or an excellent, spacious family home.

The newly installed front door opens directly into the Open Plan Living, Dining and Kitchen area. There is an attractive full length triple window with pleasing outlook into the pretty Courtyard. Exposed ceiling beams, stairs to First Floor and open to the Kitchen. The Kitchen is furnished with a range of soft gray painted wall and base cabinets with tile splash-back. Electric oven, gas hob and 1.5 bowl stainless steel sink. Space for under counter fridge, freezer and washing machine (available by separate negotiation). Useful under stairs storage cupboard. The Balcony is accessed directly from the Kitchen and is a fabulous addition catching the morning sun - a relaxing spot for breakfast or morning coffee.

One the First Floor there are 3 Bedrooms, 2 with pleasant views to the rear (one double and one generous single or perhaps a Study), and a spacious double to the front with unusual floor level window and a Bathroom. All rooms have cottage plaster walls and exposed beams. The Bathroom comprises a 3 piece white suite with Jacuzzi bath, WC and pedestal wash hand basin. Also on the First Floor is the main Lounge, a really lovely room with part vaulted ceiling exposed beams, front window and 'Velux'.

Stairs lead up to the Mezzanine level which the current owners use as their Master Bedroom. The room is spacious and home to an abundance of wonderful exposed ancient beams and a gallery view into the Lounge below. Door to En-Suite Shower Room. The Shower Room is well proportioned with shower enclosure, pedestal wash hand basin and WC. There are two good areas of eaves storage one currently housing the gas central heating boiler.

To the front of the property is a charming Courtyard with a distinct Mediterranean feel. This super paved space has a mature border hedge and a beautiful mature Japanese maple tree catches the afternoon sun. Within the Shared Parking Area there is a private Parking space for Middle Barn and further visitor Parking at the lower level within Stonebeck.

An added bonus with this property is the area of sloping undeveloped garden area which leads down to the beck. Currently a little overgrown with some mature trees, this would be ideal for a garden shed perhaps, superb for a keen gardener or maybe an area to create further parking (subject to relevant planning consents).

Location: To reach the property from Junction 36 of the M6 follow the road in the direction of Barrow in Furness (A590). Upon reaching Meathop roundabout take the first exit signposted Lindale/Grange-over-Sands. As you enter the village of Lindale take the first exit at the roundabout and then left into Dixon Wood Close. Take the first left onto the gravelled road and keep left into the small parking area.

Situated on the edge of the Lake District National Park this popular and friendly village offers 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 and 20 minutes from junction 36 of the M6 motorway the property is conveniently placed yet with a semi-rural feel.

Accommodation (with approximate measurements)

Living/Dining/Kitchen 27' 11" x 12' 0" (8.51m x 3.66m)

Bedroom 1 12' 0" x 10' 7" (3.66m x 3.23m)

Bedroom 2 11' 0" x 8' 6" (3.37m x 2.60m)

Bedroom 3 11' 5" max x 8' 2" max (3.50m max x 2.51m max)

Bathroom

Sitting Room 18' 2" x 11' 1" (5.54m x 3.38m)

Mezzanine Occasional Bedroom/Hobbies Room 14' 6" x 11' 5" (4.42m x 3.48m)

En-Suite Shower Room

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated 20th June 1986. Vacant possession upon completion.

Note: There is a Flying Freehold with the neighbouring property.

*Checked on <https://checker.ofcom.org.uk/> 12.8.23 not verified

Note: The lease advises that this property can only be used as a 'Private Dwelling House'. Stonebeck Management Company have advised that Holiday Letting is permitted (subject to the remaining clauses within the lease) being adhered to.

Management Charges: £200 per annum.

Council Tax: Band D. Westmorland and Furness Council.

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

What3words <https://what3words.com/>

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 £775 – £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.



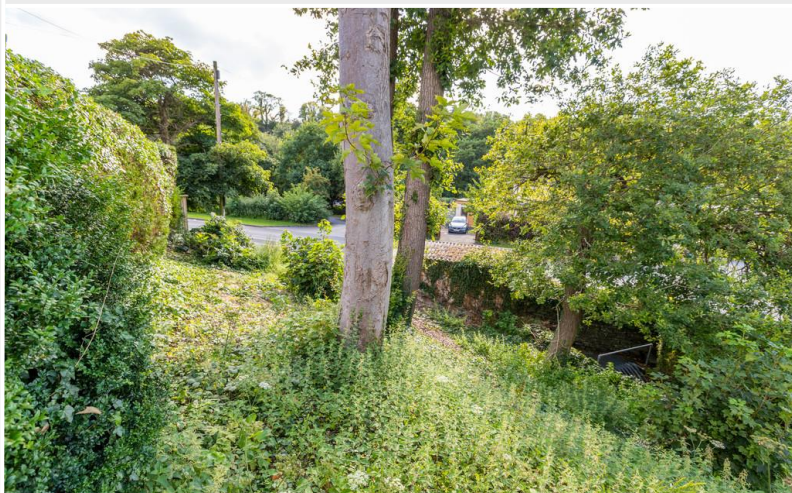
Bedroom 2



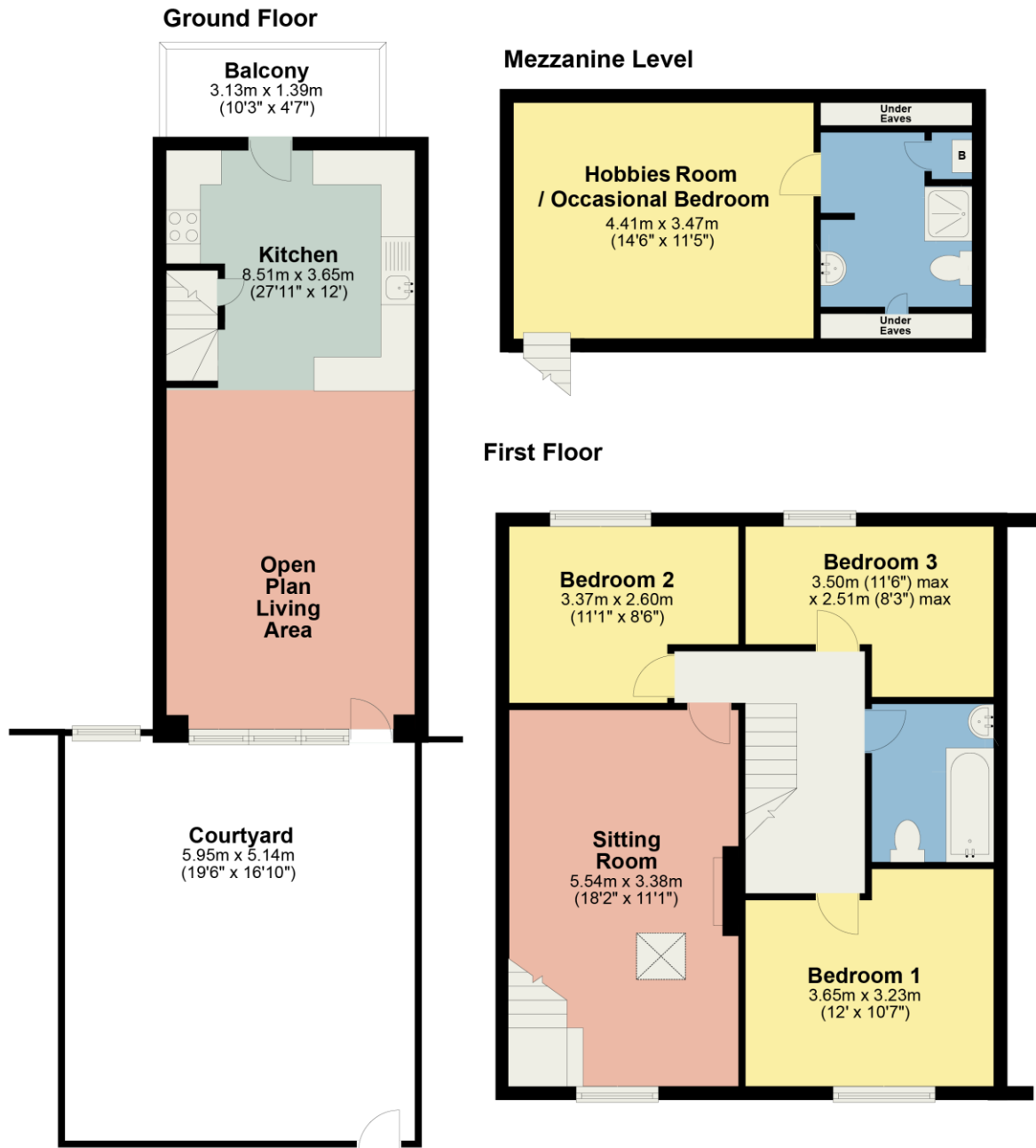
Mezzanine Occasional Bedroom/Hobbies Room



Courtyard



Additional Garden Area



Total area: approx. 113.7 sq. metres (1223.6 sq. feet)

For illustrative purposes only. Not to scale. REF: G2823

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 21/08/2023.

Request a Viewing Online or Call 015395 32301