



# Lindale

Peat Cutters Cottage, Back Road, Lindale, Grange-over-Sands, Cumbria, LA11 6LQ

Peat Cutters Cottage is a deceptively large Detached Lakeland Cottage with charm, character and plenty of internal space.

Well presented throughout with neutral decor this lovely property comprises Porch, Hallway, WC, Dining Kitchen, Dining Room, Lounge, Utility/Play Room, 4 Double Bedrooms (1-En-suite), Bathroom, Garden, Store, Patio and Parking for 2 cars.

Viewing is highly recommended.

## Offers Over £435,000

### Quick Overview

- Detached Cottage - 4 Double Bedrooms
- 2 Reception Rooms - 2 Bathrooms
- Charm and Character
- Within Lake District National Park
- Neutrally and tastefully presented
- Close to A590 for convenience
- Walking distance to lovely Primary School
- Successful Holiday Let
- Parking for 2 and Garden
- Superfast Broadband speed 80mbps available\*



4



2



2



D



80 Mbps



Parking for  
2 cars

Property Reference: G2890



Cloakroom



Kitchen



Dining Room



Lounge

**Description** Peat Cutters Cottage is a fabulous property with all the charm and appeal of a Lakeland Cottage yet the space and light of a modern property - the absolute best of both worlds. This Detached, spacious Cottage has a very versatile layout and is currently a successful holiday let. The property, with 4 Double Bedrooms, will also appeal to Family Buyers too. This quirky property oozes charm and character with deep set cottage style windows, original flagged or stripped board floors, exposed beams, latch handle doors and low ceilings.

The open stone Porch has a slate shelf/seat and flagged floor - ideal space for muddy boots. The main door opens into the Hallway with ceramic floor and painted latch doors to WC, Dining Kitchen and Dining Room. The spacious Cloakroom has WC and pedestal wash hand basin. Painted 'T & G' half height wall panelling.

The Dining Kitchen has fitted seating with dining table and is furnished with a range of cream wall and base cabinets with wood effect work surface with inset sink. Built-in electric oven, microwave and gas hob. Integrated slimline dishwasher and fridge freezer. Pleasant outlook into the front Garden. The Dining Room has 2 side windows, wooden flooring, attractive fireplace with inset coal effect gas fire, exposed ceiling beams and recessed shelved cupboard. Double doors lead into the 'L' shaped Lounge. A charming room with exposed floorboards and cosy wood burning stove. Doors to stairs, large under stairs cupboard and Utility/Play Room. The Utility/Play Room is a very useful room with stainless steel sink and base cabinets. External door leading out to the rear patio and dual aspect. Two recessed cupboards and cast iron gas fire.

Bedrooms 1 and 2 are generously proportioned doubles, Bedroom 1 having an En-suite Bathroom with white 'Victorian' style suite comprising bath, WC and pedestal wash hand basin.

The enclosed staircase from the Lounge leads to the split landing, which goes left and right. To the left are double Bedrooms 3 and 4, both with attractive original fireplaces. Bedroom 3 enjoys a dual aspect and has a recessed cupboard housing the central heating boiler. The Bathroom has a white, 'Victorian' style suite comprising bath with shower over, WC and pedestal wash hand basin.

Externally there is a pleasant Rear Patio with space for pot plants and outdoor furniture. A pedestrian gate gives access to the second Parking Space. There is also a useful Store with power and light (this could easily be converted in to a separate Home Office). A door opens to the 'covered alley' which leads to the front of the property (this could be made into a Store Room). The Front Garden is a delight, incredibly well kept with a range of well tended, low shrubs and plants and an ornamental pond. There is an additional Parking Space is to the side.



Kitchen



Lounge



Utility Room



En-Suite Bathroom



Bedroom 2



Bedroom 4

**Location** Lindale is a popular and pretty village within the Lake District National Park with a popular Public House and highly regarded Primary School. Approximately 5 minutes from the small seaside town of Grange over Sands with wider amenities and 20 minutes from the market town of Kendal. The delights and attractions on offer in the heart of the Lakes can be reached in approx 20-30 minutes. Lindale is also conveniently located just 15 minutes from the M6 motorway.

To reach the property from Grange over Sands, proceed out of Grange by the Ornamental Gardens and take the second exit passing the Railway Station on your right. Upon entering Lindale with the Audi Garage on the left, take the immediate left at the roundabout and Peat Cutters Cottage can be found shortly on the left hand side.

**Accommodation (with approximate measurements)**

Porch

Hallway

Cloakroom

Dining Kitchen 12' 4" x 8' 6" (3.76m x 2.59m)

Dining Room 12' 2" x 12' 0" (3.72m x 3.68m)

Lounge 18' 4" max 13' 1" max (5.59m max x 3.99m) max

Utility/Play Room 10' 3" x 9' 0" (3.12m x 2.74m)

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

En-Suite Bathroom

Bedroom 2 12' 4" x 12' 0" (3.76m x 3.66m)

Bedroom 3 10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom 4 12' 3" x 10' 7" (3.73m x 3.23m)

Bathroom

Store 6' 11" x 4' 9" (2.12m x 1.46m)

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

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

\*Checked on <https://checker.ofcom.org.uk/> 02.04.24 not verified

**Business Rates:** Amount Payable £3,350 (subject to small business rate relief).

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

**What3words:**

<https://what3words.com/include.crush.insisting>

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



Bedroom 1



Bedroom 3



Front Garden



Hall



Dining Room

**Rental Potential** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1200 - £1300 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Holiday Letting:** Currently let via 'Escape to the Lakes' and 'Airbnb' and generating an income of approx for 2023/24 of £44,000 gross.

## Meet the Team

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



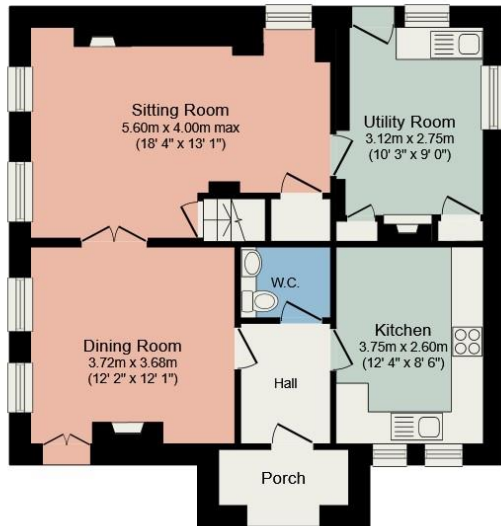
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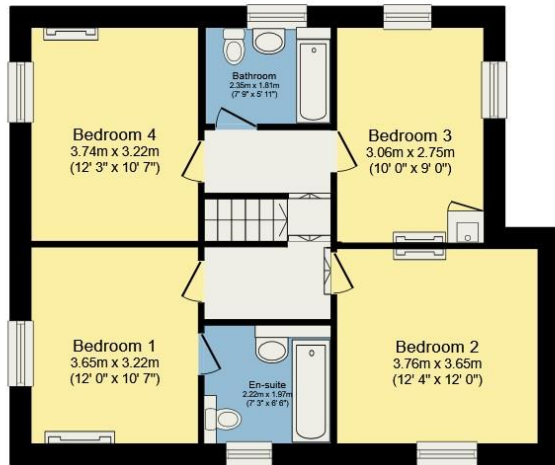
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## Peat Cutters Cottage, Back Road, Lindale, Grange-Over-Sands



**Ground Floor**



**First Floor**

**Total floor area 138.0 m<sup>2</sup> (1,485 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners - From the moment we set foot in to the cottage, we fell in love with its charm and versatility.

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Request a Viewing Online or Call 015395 32301