



# Lindale

£240,000

The Old Apple Barn, 7 Stonebeck, Lindale, Grange-over-Sands, Cumbria, LA11 6PA

The Old Apple Barn is a charming, stone built, end terraced, Barn Conversion set in an attractive courtyard development in the village of Lindale which is within the Lake District National Park. Most recently having been used as a holiday let.

Comprising Ground Floor; Entrance Hall, 2 Double Bedrooms and Bathroom. First Floor; Kitchen, Lounge and Mezzanine. Outside there is an enclosed Garden and a Single Garage with Parking and Visitor Parking. Early inspection is highly recommended.

## Quick Overview

- End Terrace - 2 Bedrooms
- 1 Reception - 1 Bathroom
- Charming Village Location
- Within the Lake District National Park
- Currently a successful Holiday Let
- Neatly Presented
- Attractive exposed features
- Garden
- Parking and Garage
- Superfast Broadband



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Superfast



Garage and  
Parking

Property Reference: G2908





Entrance Hall



Bedroom 1



Bedroom 2



Bathroom

**Description** The Old Apple Barn is a charming, stone built, end terrace, Barn Conversion with an unusual and quirky layout in this peaceful, hidden away development of similar conversions in Lindale. Neatly presented throughout it is welcoming, inviting and cosy with lovely features such as the impressive exposed beams in the main living space. Most windows enjoy a lovely aspect either towards the village or towards countryside. Currently utilised as a holiday let, this super property is also ideal for a first time buyer, down sizer, couple or maybe a small family - with additional bonuses of Garage, Parking and enclosed Garden this property does offer a lot for a variety of different buyers.

2 external steps lead up to the entrance door which is set within an arched recess and opens into the split level, welcoming Hallway. The Hallway is on 2 levels with ceramic tiled floor and useful under stairs cupboard. The stairs lead to the First Floor and doors lead to the Bedrooms and Bathroom. The Bathroom has a modern white suite comprising low flush WC, pedestal wash hand basin and bath with shower over. Attractive grey floor and wall tiles, extractor fan and chrome ladder towel rail. Both Bedrooms are Doubles and Bedroom 1 enjoys a pleasant outlook into the pretty Garden.

The First Floor is mainly Open-Plan with a dividing 'half' wall between the Kitchen and Lounge areas. The Kitchen has cream wall and base cabinets with wood effect work surface, stainless steel sink, space for oven and under counter fridge, boarded ceiling with recessed spots and window. The wood effect laminate flooring runs throughout the Kitchen and Lounge/Dining Areas. The Lounge/Dining Room has a pitched ceiling with superb exposed beams and dual aspect. Ample space for sofas and small dining table. The useful Mezzanine floor has good head height with cupboard housing the gas central heating boiler and is suitable for a variety of different uses.

Outside there is a pretty, enclosed Garden with lawn, mature hedge and apple tree - a little haven in which to sit and relax and unwind from the day. The single Garage is the right hand one of two and has a metal up and over door, power, light and plumbing for washing machine. Parking space for 1 car in front of the Garage and Visitor Parking is also available.

The Old Apple Barn is available with all fixtures, fittings and contents (apart from personal effects).

**Location** This property is an ideal home for those seeking a base within the Lake District National Park close to the many amenities that South Lakeland has to offer. The nearest town is Grange over Sands which is served by a Railway Station, Medical Centre, Post Office, Library, Café, Tearooms and independent shops. Grange is famed for its picturesque mile long Edwardian Promenade, Ornamental Gardens and Park Road Gardens complete with Band Stand.

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 immediately left again into Stonebeck. The Old Apple Barn is the last property on the right hand side.

#### Accommodation (with approximate measurements)

##### Hall

**Bedroom 1** 10' 5" x 8' 0" (3.2m x 2.46m)

**Bedroom 2** 10' 5" x 7' 4" (3.2m x 2.26m)

##### Bathroom

**Kitchen** 6' 7" x 6' 3" (2.01m x 1.91m)

**Open-Plan Lounge/Dining Room** 16' 4" max x 10' 6" max (5.00m max x 3.21m max)

**Mezzanine** 11' 8" x 6' 7" (3.56m x 2.01m)

**Garage** 20' 8" x 8' 9" (6.3m x 2.67m)

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

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

\*Checked on <https://checker.ofcom.org.uk/> 22.4.24 not verified

**Management Charges:** The Ground rent and Service Charge is £250 per annum. The Service Charge covers building insurance, maintenance of the building and the upkeep of the communal areas.

**Business Rates:** RV £1925 currently subject to small business rate relief.

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

##### What3words

<https://what3words.com/stance.feasting.keyboard>

**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 £750 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



Lounge/Dining Room



Mezzanine Level



Garden

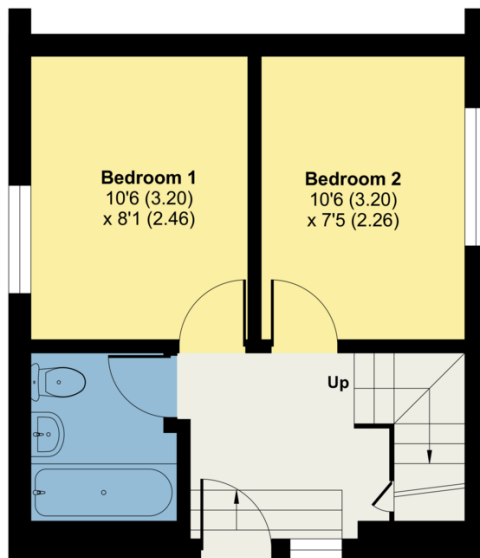
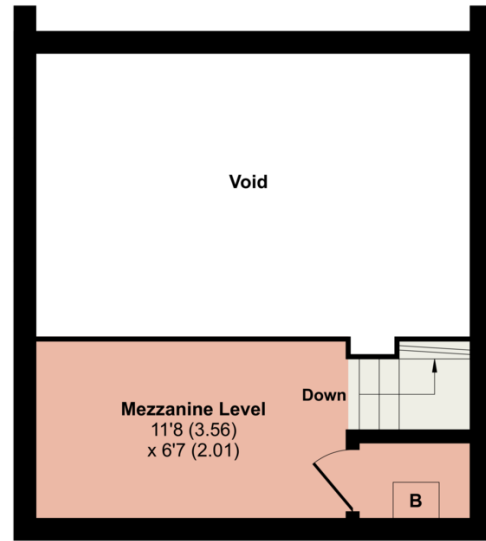
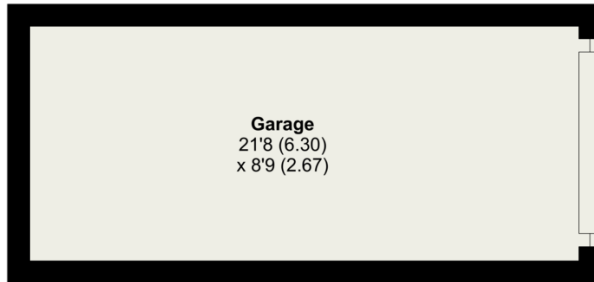
# Stonebeck, Lindale, Grange-Over-Sands, LA11

Approximate Area = 691 sq ft / 64.1 sq m (excludes void)

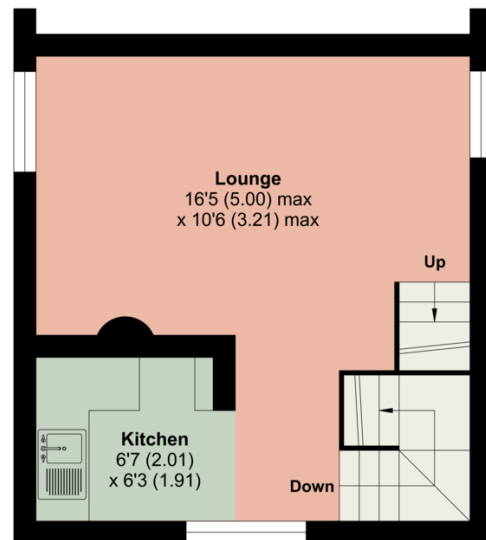
Garage = 183 sq ft / 17 sq m

Total = 874 sq ft / 81.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1120157

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