



## Meathop

£190,000

19 Meathop Grange, Meathop, Grange-over-Sands,  
Cumbria, LA11 6RB

A wonderful opportunity for those seeking a 2 bedroom property either as a permanent or second home (ideal with no outdoor space to maintain) in a peaceful, tranquil rural location. Meathop Grange was a former sanitarium/hospital and was converted in the early 1990's and there are now a cluster of 26 unique and charming dwellings.

Each property was thoughtfully converted to create individual, inviting properties. No.19 has a quirky upside down layout over two floors and can be arranged to suit your needs.



2



2



1



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Ultrafast by  
BARN



1 Parking Space +  
Visitor Parking

### Quick Overview

Pleasing woodland views

Close to Grange over Sands

Convenient for A590

Semi-rural, peaceful location

Delightful walks from the doorstep

Opportunity to enhance if desired

Well proportioned rooms

Previous Second Home

Designated Parking Space & Visitor Parking

Broadband: Ultrafast by BARN

Property Reference: G3017



Bedroom 1



En-Suite Bathroom



Lounge/Dining Room



Lounge/Dining Room

The half glazed front door with side window opens in to the split level hallway with useful built in storage cupboards for cloaks etc. Steps lead down to bedroom 1 which is a spacious double bedroom with deep set twin windows to the front. Large walk-in storage cupboard. Door to en-suite bathroom comprising bath with shower over, WC and pedestal wash hand basin. Cupboard housing the gas central heating combi boiler.

From the hallway stairs lead up to the First Floor where there is a generous and light lounge/dining room with ample space for both living and dining furniture and twin windows to the front providing a peaceful, wooded aspect. Coved ceiling and double glazed doors to the kitchen. A well laid out 'square' room with twin windows providing rear aspect and furnished with older style wall and base cabinets with 1.5 bowl stainless steel sink unit, electric oven and ceramic hob. Space for fridge freezer, space and plumbing for washing machine and dishwasher. Bedroom 2 is a double room with a rear aspect. The bathroom has tiled walls and has a 3 piece suite comprising bath with shower over, WC and pedestal wash hand basin.

Outside, there is a designated parking place opposite and visitor parking is available. There are also beautiful communal gardens and Meathop Grange is set within about 10 acres of wooded gardens and grounds and is a haven for wildlife.

**Location** The Meathop Grange development is surrounded by local walks and a local Hotel is close-by offering a public restaurant and bar. Convenient for the A590, the market town of Kendal and the M6 motorway are approx 15 minutes away and Grange over Sands is approx 5 minutes away with amenities such as Railway Station, Medical Centre, Convenience Stores, Churches and Primary School etc. The delights of the inner Lake District are around 25 minutes by car, with the shores of Lake Windermere approx 10 minutes drive.

To reach the property proceed out of Grange over Sands in the direction of Lindale, take the right turn to Meathop after the Netherwood Hotel and follow the road for approximately 1 mile. The gateway to Meathop Grange can be found on the right hand side. Follow the driveway, around to the left and the parking space for No. 19 is on the left directly opposite the property.

What3words - <https://what3words.annual.freed.allows>

#### Accommodation (with approximate measurements)

##### Hall

**Bedroom 1** 17' 3" max x 14' 4" max (5.26m max x 4.37m max)

**En-Suite Bathroom**

**Lounge/Dining Room** 19' 11" max x 14' 2" max (6.09m max x 4.34m max)

**Kitchen** 9' 9" x 9' 1" (2.98m x 2.77m)

**Inner Hall**

**Bedroom 2** 9' 9" x 9' 1" (2.98m x 2.77m)

**Bathroom**

**Services:** Mains electricity and water. New building regulations compliant fuse board with certified wiring and also interconnecting smoke alarms which were installed in 2024. LPG central heating. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated 15/03/1995. Vacant possession upon completion. No upper chain

**Note:** Holiday Letting is not permitted although Assured Shorthold Tenancies are permitted.

**Business Rates:** RV: £1925. This property is currently subject to small business rates relief.

**Management Charges:** A Management Company has been formed which comprises of all of the owners and is responsible for the day to day running of the development. The freehold is vested in the Management Company. There is an annual service of £1680.00 for 2024/25 payable monthly £140 pcm.

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

**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 between £700 – £750 per calendar month. For further information and our terms and conditions please contact the 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



Bedroom 2



Bathroom



Parking Space

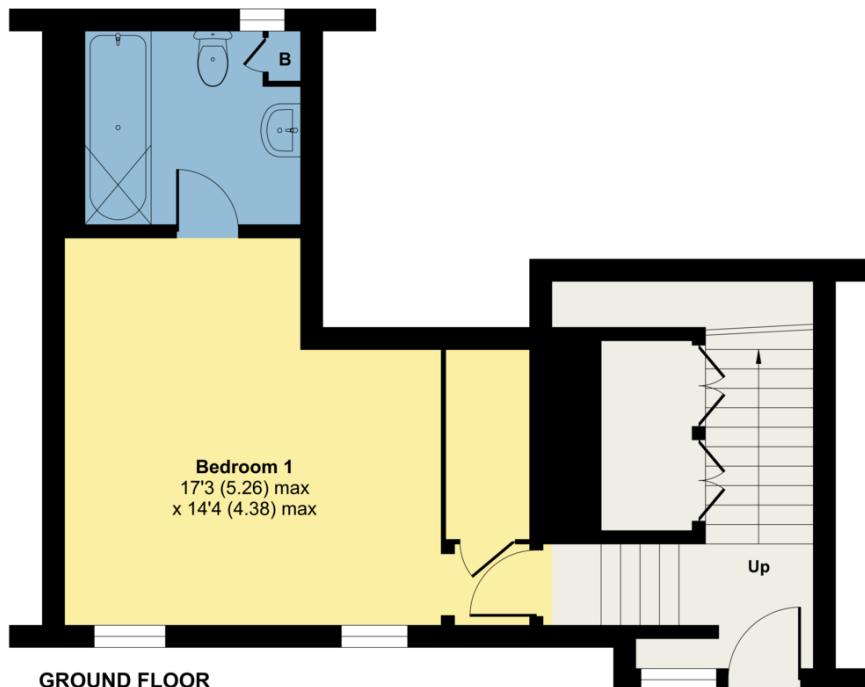
# Meathop Grange, Meathop, Grange Over Sands, LA11

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1234419

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