



Meathop

£295,000

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

A super 2 Bedroom Semi Detached property in a sought after, peaceful, woodland setting with easy access to the A590. If you are looking for a semi-rural feel but with convenient access this is the one for you! This lovely property has a relaxed and homely feel throughout and has been well maintained by the current owners! The added bonus of the Conservatory creates additional living space but of course could be tailored to your needs, if an Office was required, a Playroom, formal Dining Room for example then these are all possible.

There is a private, sunny paved Patio outside but a real plus is the delightful divorced, private and peaceful Garden and your very own bijou piece of woodland that is included. The current vendors have used this to keep chickens in the past - ideal!

Quick Overview

- Semi-Rural Location
- Peaceful and quiet
- Walking distance to local Pub/Restaurant
- 2 Bedrooms
- Convenient for A590
- Delightful walks from the doorstep
- Sunny Courtyard
- Detached Garden and small area of 'Woodland'
- Parking space and visitor parking
- Ultrafast - BARN



2



1



2



E



Ultrafast -
BARN



Parking Space +
Visitor Parking

Property Reference: G3140



Breakfast Kitchen



Breakfast Kitchen



Conservatory



Bedroom 1

The main front door opens in to the Entrance Porch with further door to the Breakfast Kitchen. A well proportioned room with ample space for breakfast table and furnished with a range of mid-tone 'wood' wall and base cabinets. Deep 'Belfast' sink, integrated fridge freezer and space for washing machine, electric oven and slim-line dishwasher. Double doors to the spacious Conservatory with exposed stone wall and 2 sets of French doors to the Patio Area and to the main external access. The Inner Hall has 2 useful storage cupboards and access to the additional ground floor rooms. Bedroom 1 is a well proportioned Double Bedroom with Bay window. The Bathroom is furnished with a white suite comprising bath with shower over, WC and wash hand basin on gloss vanity unit. Tiled walls and wall mounted storage cupboard. The Lounge is a spacious room with French doors leading to the Patio Area and cosy multi-fuel stove. From here stairs lead up to Bedroom 2 (with some reduced head height) which has a 'Velux' window and further low level window.

Outside is a private, sunny paved Patio with gated access to the Communal Gardens and Woodland. Just a few strides from the property is the delightful private Garden. Well maintained, peaceful and private with a level lawn, paved patio and a good mix of well established colourful plants and shrubs. A little further on just past the main Parking Area there is a small piece of your very own detached 'Woodland' that has been fenced off. Most recently used to house chickens but ideal for children's play equipment. There is 1 dedicated Parking space and Visitor Parking available.

Location: The Meathop Grange development is surrounded by local walks and a local Hotel/Pub 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. 1 is straight ahead.

What3words - <https://what3words.bloomers.sizes.upwards>

Accommodation (with approximate measurements)

- Entrance Porch
- Breakfast Kitchen 20' 10" max x 9' 2" max (6.35m max x 2.79m max)
- Conservatory 16' 2" x 9' 9" max (4.93m x 2.97m max)
- Inner Hall
- Bedroom 1 13' 0" into bay x 11' 5" (3.96m into bay x 3.48m)
- Bathroom
- Lounge 15' 8" x 14' 4" (4.78m x 4.37m)



Breakfast Kitchen



Conservatory



Bathroom



Lounge



Bedroom 2



Bedroom 2 13' 5" max x 10' 6" max (4.09m max x 3.2m max) some limited head height

Services: Mains electricity and water. 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 a 999 year lease dated 01/01/1993.

Council Tax: Band C. Westmorland and Furness Council.

Management Charges Please note the management charge for 2025/26 amounts to £170 per month (2040 per annum) and is paid in two halves. This covers maintenance of communal outdoor areas such as parking, gardens and external lighting etc. External property painting, roof and building insurance.

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 £750 - £800 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).

Disclaimer: 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 12.9.25.



Lounge



Bedroom 1



Detached Garden



Woodland

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.



Need help with **conveyancing**? Call us on: **01539 792032**



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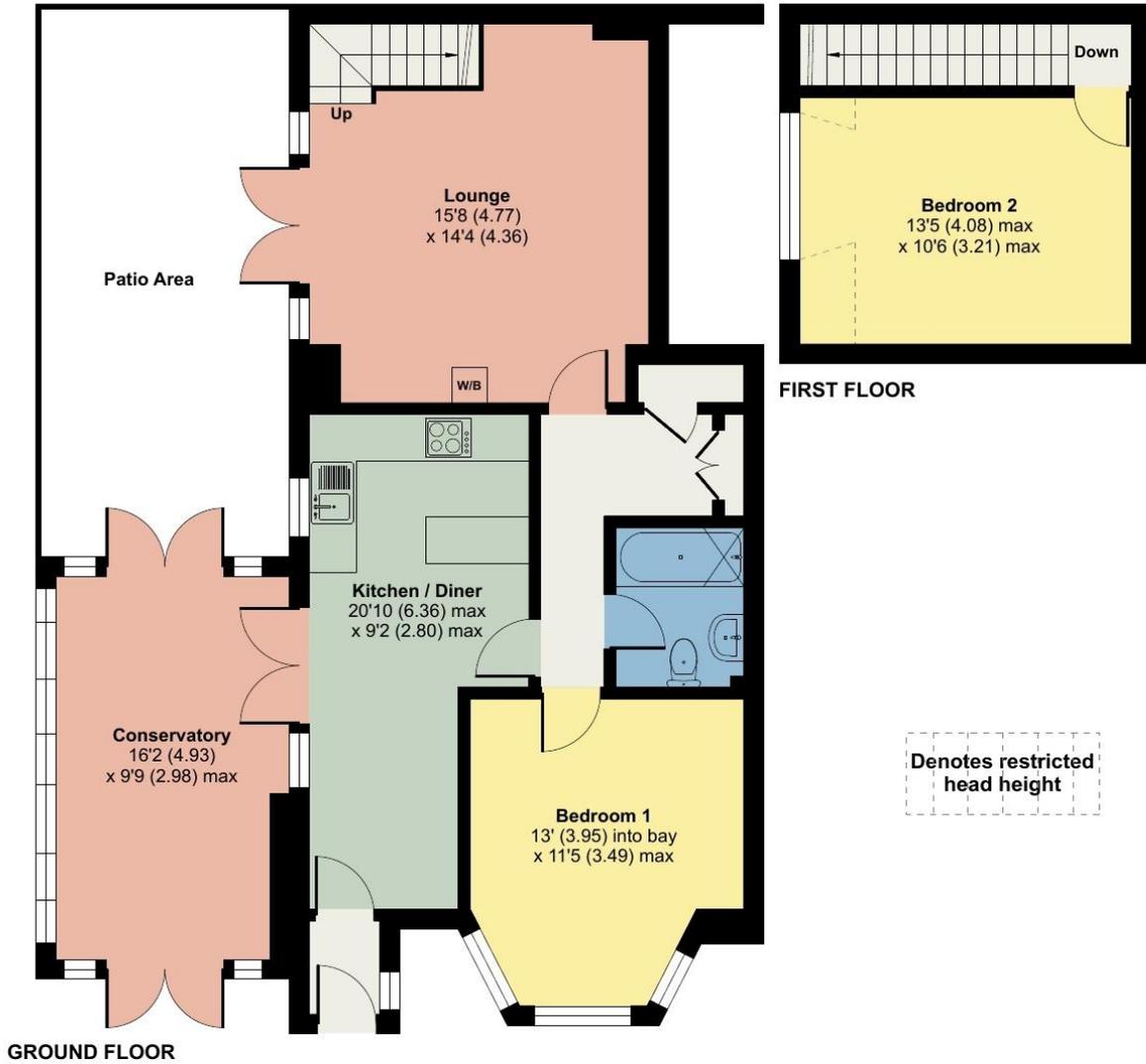
Meathop Grange, Meathop, Grange-Over-Sands, LA11

Approximate Area = 1014 sq ft / 94.2 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1353186

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Request a Viewing Online or Call 015395 32301