



7a Stonebeck, Lindale
£180,000



7a Stonebeck

Lindale, Grange-Over-Sands

7a Stonebeck is a stone built, mid terraced, barn conversion being situated in a small courtyard development that was converted in the 1980's from Castle Head Farm. Occupying a central location in Lindale village within the Lake District National Park, giving easy access to Windermere and the central Lake District. The property is conveniently placed for a range of local amenities in nearby Grange-over-Sands including a range of shops, banks, surgeries, railway station (Barrow, Lancaster, Preston and Manchester/airport) together with bus routes and access to the M6 via the A590.

This delightful 2 bedroom mid-terrace barn conversion offers a unique and charming living space. The property boasts a modern and open plan living area on the first floor, complete with a fitted kitchen, providing a perfect space for both relaxing and entertaining and a mezzanine level ideal for a home office. The ground floor accommodates two double bedrooms and a family bathroom, ensuring comfort and convenience for its residents. With no upper chain, this property presents an opportunity for hassle-free ownership and has previously been a successful holiday let.

Outside, the property benefits from an allocated parking space within the development, providing convenience and security for residents with vehicles. The rear garden is a true highlight of this property, offering a peaceful retreat with its well-maintained lawn and established garden borders providing a sense of privacy. With ample space to add garden furniture or potted plants, the garden is perfect for creating an outdoor sanctuary to enjoy sunny days and evenings in a tranquil environment. Whether it's relaxing with a book, entertaining guests, or simply soaking up the beauty of the outdoors, this charming property offers a serene and inviting space to call home. Don't miss the opportunity to make this lovely barn conversion with its appealing interior and outdoor spaces your own.

- No upper chain
- Mid terrace barn conversion
- Easy access to the Central Lake District
- Open plan living area with fitted kitchen on the first floor
- Two double bedrooms on the ground floor
- Mezzanine level
- Family bathroom on the ground floor
- Delightful enclosed garden to the rear
- Allocated parking
- Easy access to local amenities

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DIRECTIONS

Proceed from Grange over Sands to Lindale on the B5277. Upon entering Lindale village turn right onto Stonebeck (just before the mini roundabout), parking for 7a is the first space on the left and the property can be found on the right in the courtyard.

WHAT3WORDS musical.truffles.opinion





GROUND FLOOR

ENTRANCE HALL

13' 10" x 3' 11" (4.21m x 1.20m)

BEDROOM

9' 5" x 8' 4" (2.87m x 2.53m)

BEDROOM

9' 5" x 7' 9" (2.87m x 2.35m)

BATHROOM

6' 2" x 5' 4" (1.87m x 1.62m)

FIRST FLOOR

OPEN PLAN LIVING SPACE

16' 8" x 16' 3" (5.09m x 4.95m)

MEZZANINE LEVEL

11' 7" x 5' 11" (3.52m x 1.81m)

EPC RATING D

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX:BAND CURRENTLY TBD

TENURE:LEASEHOLD

LEASE LENGTH 999 years from 1986

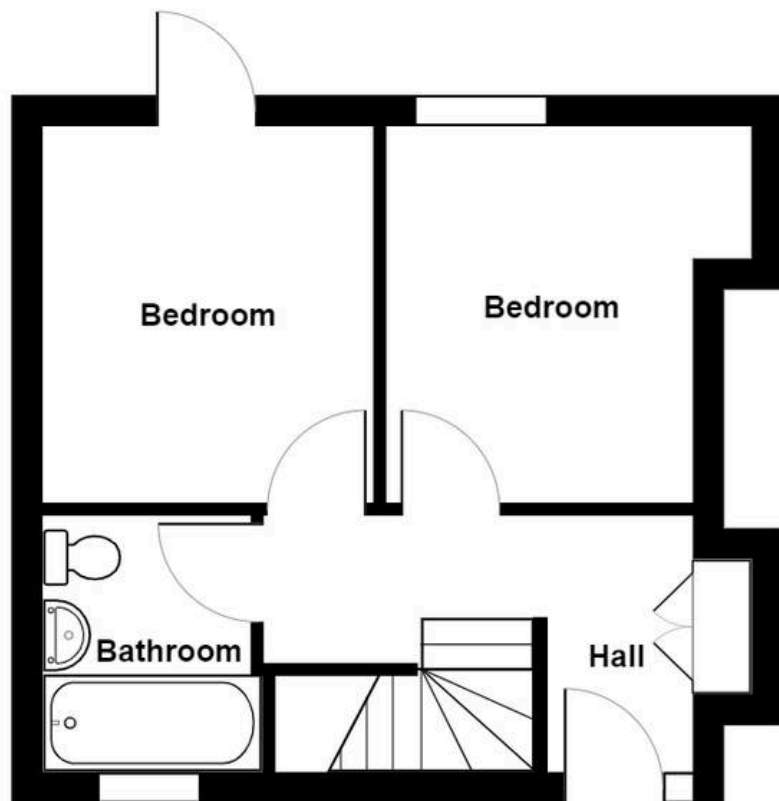
SERVICE CHARGE £200 per annum











Ground Floor



First Floor



Mezzanine



7a Stonebeck, Lindale, Grange-over-Sands

Total Area: 58.3 m² ... 627 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

© North West Inspector.

THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.