



Lindale

£335,000

2 Burnbank Farm Cottages, Lindale, Grange-over-Sands, Cumbria, LA11 6WA

A very pretty white washed, 2 bedroom Lakeland Mid-Terraced Cottage with all the charm and character this offers with the added benefit of a modern interior. Thick stone walls, deep set cottage style windows, attractive, gnarly old exposed beams, characterful nooks and cranny's, lovely, low maintenance rear garden complete with stream at the bottom. In fact, during the current vendors ownership the property has been treated to a damp proof course, rewired, stylish new Shower Room, new Kitchen, new water cylinder and a Garden makeover to name just a few improvements.

The property combines an unusual yet practical layout with smart and well-kept presentation and lovely views in this popular and friendly Lake District National Park village.

Suitable as a primary or secondary home this cottage ticks most, if not every cottage box!



2



1



2



E



Superfast
Broadband



Parking for
2 cars

Quick Overview

- Traditional Mid Terraced Lakeland Cottage
- Pretty, whitewasher exterior
- Charming and characterful interior
- In the Lake District National Park
- Delightful views
- Low maintenance Garden with stream at the bottom!
- Modern Shower Room
- Recent attractive Kitchen
- Parking for 2 cars
- Superfast Broadband

Property Reference: G3168



The very attractive, navy blue, composite double glazed front door opens in to the Entrance Porch with original roof window and lovely narrow window to the front. Further door into the 'Hall' with steps up to the Bedrooms and down to the Living accommodation.



Lounge



Kitchen



Hall

The stairs down lead to the Lounge which is a lovely room with useful cloaks cupboard, internal windows to the Sun Room, exposed beams and recesses either side of the fire place which houses the lovely wood burning stove making this the focal point of the room. The Lounge is open to the Kitchen which was replaced in 2021 and furnished with an attractive range of green shaker style wall and base cabinets. Electric oven, ceramic hob, sink and integrated fridge and freezer. The Sun Room is a super space, currently used as additional living and dining space. Light and bright with very pleasing views indeed. Views in to your own garden to the stream at the bottom and over next doors well kept garden to countryside beyond with even a glimpse of Morecambe Bay in the distance.

From the 'Hall' the stairs up pass a large window providing lots of natural light to the Landing with full height ceiling, exposed beams and country views. Both Bedrooms are spacious Double rooms with built in wardrobes, exposed beams, deep set cottage windows and charming country views with glimpses of Morecambe Bay in the distance. The Shower Room was replaced in 2021 with a very stylish and sleek new suite. Tiled walls with large walk-in shower enclosure, wall mounted wash hand basin, WC and chrome ladder radiator.

The Garden to the Rear is terraced and low maintenance. There is a sunny paved patio and lower gravelled seating area with timber shed down to the idyllic stream at the bottom. There is side access from the lane to the rear. The front is mainly used as Parking for 2 cars but does also have space for a rockery or two and perhaps a bistro table to enjoy more views.

Location Lindale is a small friendly village within the Lake District National Park with Public House and Primary School, just 2 minutes from the A590. A little further, is the larger town of Grange over Sands with wider range of amenities including Medical Centre, Library, Railway Station, Shops, Cafes and Tea Rooms.

To reach the property if travelling from Grange over Sands, take Windermere Road in the direction of Lindale. Follow this road to the end and turn left as if heading to the bypass (B5271), take the first right after the Royal Oak pub turning onto the private 'road' and 2 Burnbank Farm Cottages can be found straight ahead.

What3words: [hopes.lordship.directives](https://www.what3words.com/hopes.lordship.directives)



Lounge



Kitchen



Sun Room



Bedroom 1



Bedroom 2



Shower Room

Accommodation (with approximate measurements)

Porch

'Hall'

Lounge 19' 8" x 12' 1" (6.00m max x 3.70m max)

Kitchen 12' 1" x 4' 11" (3.70m x 1.50m)

Sun Room/Dining Room 14' 9" x 9' 10" (4.50m x 3.00m)

First Floor

Bedroom 1 10' 9" x 9' 10" (3.30m x 3.00m)

Bedroom 2 12' 5" x 9' 2" (3.80m x 2.80m)

Shower Room

Services: Mains electric and water. Kyros electric heaters. Septic tank drainage is shared with Burnbank Cottage and is going to be replaced by the current owners in March 2026.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Note: 2 Burn Bank Cottages has a right of way over the access road to the property.

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 £800 – £850 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).



Bedroom 1



Bedroom 2



Patio and Garden



Rear Aspect and Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Keith Wright

Viewing Representative

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



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**

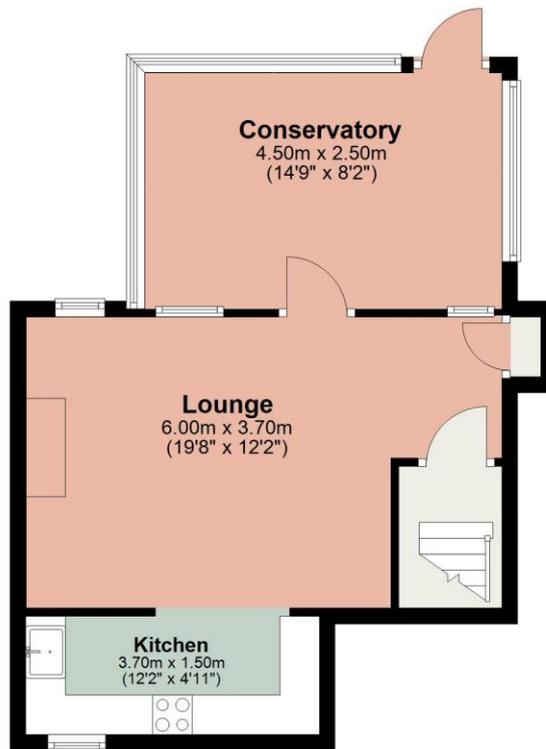


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

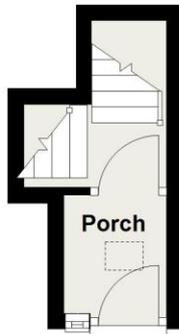
Lower Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Ground Floor

Approx. 4.0 sq. metres (42.9 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 sq. feet)

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. REF:
Plan produced using PlanUp.

2 Burn Bank Farm Cottages, Lindale

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 25/02/2026.

Request a Viewing Online or Call 015395 32301