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 LEGAL | PROPERTY | FINANCIAL

Lyndum, Fernleigh Road,  
 Grange-Over-Sands, Cumbria, LA11 7HP

**PRICE £230,000**



Driveway  
 Parking

A picturesque stone built cottage positioned in a fabulous location to the edge of the town centre. The property benefits from spacious accommodation throughout, delightful low maintenance garden areas and partial views towards Morecambe Bay. A delightful home which will appeal to those looking for a main residence or second holiday home.

## Lounge



### **DIRECTIONS**

From our offices in Main Street, continue to the mini roundabout and take the second exit. Proceed over the crossroads into Grange Fell Road and take the first left hand turn into Fernleigh Road. The property is located shortly on your left-hand side on the junction with Fernleigh Avenue.

### **LOCATION**

Situated on the edge of the Edwardian town of Grange, the property provides a convenient location with easy access via a leisurely walk to the local amenities, ornamental gardens and promenade

### **DESCRIPTION**

Lyndum is a picturesque cottage which is attractively presented throughout to provide spacious internal accommodation off-road parking for two cars and a low maintenance private patio garden.

The property is approached via gated pedestrian access or driveway parking alongside the colourful rockery garden. An original arched wooden door opens into an entrance vestibule and into the entrance hallway. The hallway features a useful under stairs storage area providing space for coats and shoes and access to the ground floor accommodation.

The lounge extends the full depth of the property providing spacious proportions to allow both living and dining room furniture if desired. A bay window at the front and a window at the side bathe the room in natural sunlight whilst a multi-fuel burner set on an exposed brick hearth creates a focal point to the room.

The kitchen diner has been tastefully fitted with a range of wooden wall and base units and a contrasting work surface over. Fitted within the surface is a five ring gas hob and there is recess space for a dishwasher. Fitted appliances include a built in fridge freezer, oven and grill. There is ample space within the room for a dining table and chairs. Beyond the kitchen is a useful utility room with additional storage cupboards, recess space for a washing machine and access to a WC.

The first floor accommodation comprises of three double bedrooms and a bathroom. The master bedroom is located at the front and benefits from a bay window, whilst the second bedroom has partial views of Morecambe bay. The third bedroom provides a good size single or home office/study and benefits from a cast iron fireplace. The bathroom comprises of a three-piece suite to include a bath with wall mounted electric shower attachment over, WC and pedestal wash hand basin.

Outside to the front of the low maintenance rockery garden housing a variety of colourful mature shrubs and bushes. To the side is an enclosed stone flagged patio providing ample space for table and chairs and storage shed.

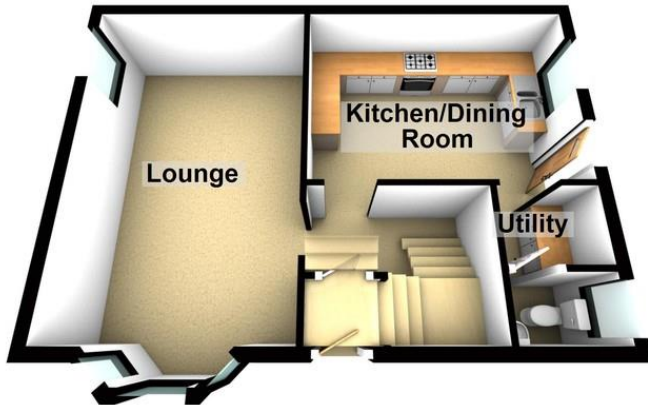
**TENURE**  
Freehold



### What we love about the property.....

“An attractive stone built cottage surrounded by low maintenance garden areas located in a convenient area of Grange will appeal to those looking for a primary or secondary home.”

## Ground Floor



## ROOM DIMENSIONS

### Lounge

11'6 (3.53 m) X 20'4 (5.45 m)  
maximum measurements into the bay

### Kitchen Diner

14'2 (4.32 m) X 10'2 (3.10 m)

### Bedroom One

11'6 (3.52 m) X 12'4 (3.88 m)  
maximum measurements

### Bedroom Two

14'0 (4.28 m) X 10'1 (3.08 m)  
maximum measurements

### Bedroom Three

11'6 (3.52 m) X 8'1 (2.48 m)

### Bathroom

4'11 (1.52 m) X 7'4 (2.24 m)

## First Floor



Barrow 01229 811811 • Dalton 01229 467565 • Ulverston 01229 588111 • Grange 015395 33316 • Kendal 01539 734455 • Milnthorpe 015395 62044

## ADDITIONAL INFORMATION

Council Tax Band: B

Local authority: South Lakeland District Council

Services: Mains gas, electric, water

EPC Rating = D

## WE ARE OPEN

Monday - Friday 9.00 - 5.00

Saturday 9.00 - 1.00

Sunday Closed

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**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Poole townsend are independent financial advisers authorised and regulated by the financial conduct authority. Authorised and regulated by the solicitors regulation authority no. 00076553.

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm. Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>



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