

Lindale

£300,000

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, timber treatment both with a 15 year remaining guarentee, a stylish new shower room, a modern kitchen, a new hot water cylinder, a Garden makeover and a full rewire, 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!

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

2	1	2	EPC E	*Superfast Broadband*	*Parking for 2 cars*



Lounge



Kitchen



Lounge with Breakfast Area



Conservatory Dining Area

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.

The beautifully proportioned, light-filled Lounge is an inviting space that has been thoughtfully configured to include a dedicated, intimate Breakfast Area-perfect for morning coffee or casual dining. Useful cloaks cupboard, internal windows to the Dining 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 galley style Kitchen which was replaced in 2021. Perfectly positioned alongside the breakfast area and open to the Lounge; it has highly efficient workspace and has been cleverly fitted with a range of attractive, green, sleek integrated shaker style units which maximise storage. Electric oven, ceramic hob, sink and integrated fridge and freezer. From the Lounge a glazed door leads out to a Dining Conservatory Area, which is a super space, being 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. There is also access to a fully boarded attic with a drop down ladder.

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



Lounge



Bedroom 1



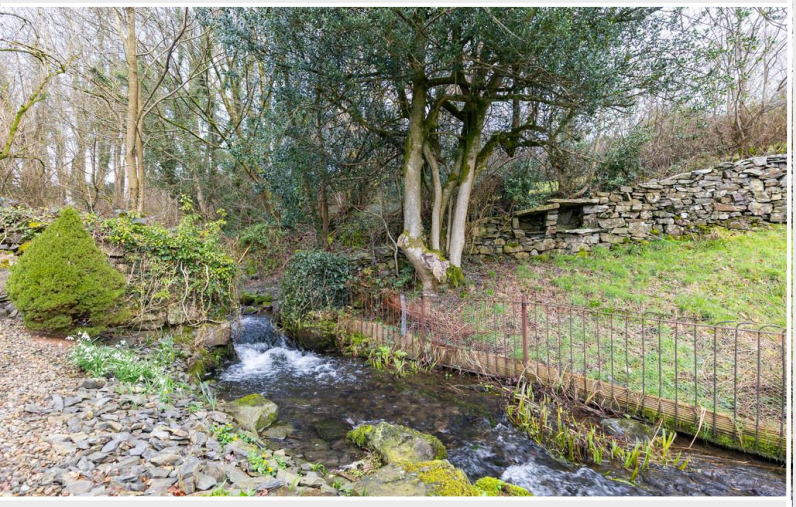
Hall



Bedroom 2



Shower Room



Stream

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)
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 - A new drainage field has been installed (August 2026) and been passed by Building Control - certification on file.

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.

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Bedroom 1



Bedroom 2



Patio and Garden



Rear Aspect and Garden

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



Sarah Lucas
Sales Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Jessica Danson
Sales Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



David Heaven
Viewing Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Jane Thomson
Viewing Representative
Tel: 015395 32301
grangesales@hackney-leigh.co.uk

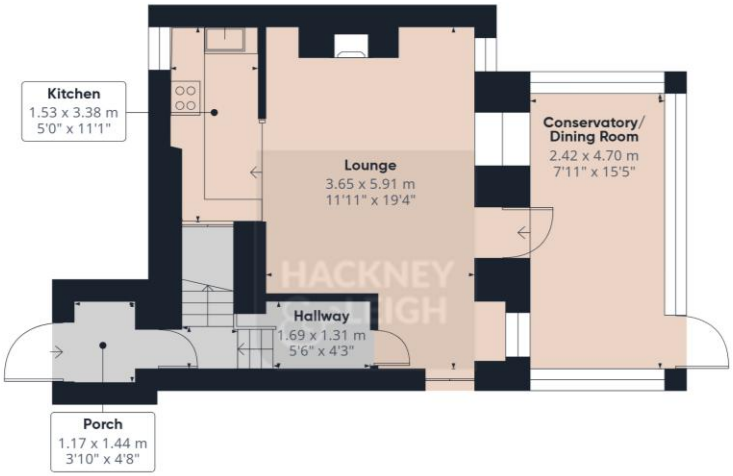


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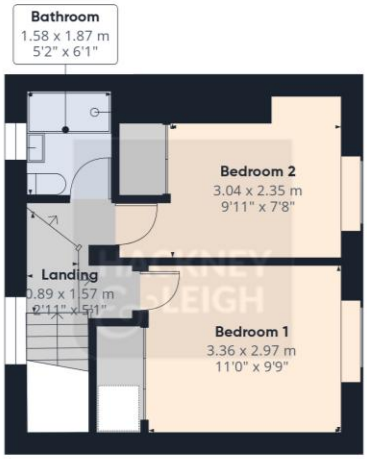


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Floor 0



Floor 1

Approximate total area(1)

70.9 m²

763 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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