FISHER HOPPER
ESTATE AGENTS

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Sunny Lea Gressingham, LA2 8LP

Offers In Excess Of £379,000

A characterful detached three-bedroom property occupying an exceptional 0.75-acre private plot in the centre of Gressingham. Requiring a full programme of refurbishment, the property offers exciting potential to create a bespoke home, complemented by established gardens, a substantial double garage with three-phase electricity and two additional outbuildings. A rare opportunity for those seeking space, privacy and genuine scope to enhance.

Property Description

A characterful detached three-bedroom property occupying an exceptional 0.45-acre plot, with substantial outbuildings, a double garage and exciting potential for refurbishment and further enhancement.

Tucked away in a wonderfully private position in the centre of Gressingham, this detached property offers something increasingly difficult to find; space, privacy and genuine potential.

The house itself retains plenty of charm and character, with generous proportions, established gardens and a lovely relationship with its surrounding grounds. However, it is important to be clear that the property now requires a full programme of refurbishment, offering an excellent opportunity for a new owner to remodel, modernise and ultimately create a home entirely to their own taste.

And it is the plot that really sets this property apart.

Extending to approximately 0.45 acres, the grounds provide an unusually large and private setting for a residential property, with extensive lawn, mature trees, established planting and plenty of scope for imaginative landscaping or other appropriate uses, subject of course to the necessary consents.

The property also benefits from a substantial double garage with three-phase electricity, making it particularly useful for those requiring workshop, storage or EV-charging facilities. There are also two additional outbuildings, providing further versatility and potential.

Internally, the accommodation currently provides three bedrooms, alongside a good range of reception and ancillary spaces, but the condition and layout present an opportunity for significant improvement and modernisation.

For the right buyer, this is less about purchasing a finished house and more about acquiring an exceptional piece of land with a character property at its heart, a rare opportunity to undertake a substantial refurbishment project in a beautiful rural setting.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: F | Potential: C
Services: Mains electricity & water, septic tank: presumed non-compliant
Broadband: Speeds available up to 1000mbps

Gressingham Location

Gressingham is a small historic village in the Lune Valley, close to the River Lune. Recorded in the Domesday Book, the village has a long history and is centred around St John the Evangelist's Church. Today, it offers a peaceful rural setting, with everyday amenities available in the neighbouring villages of Hornby and Kirkby Lonsdale, including pubs, shops and local services.

There are primary schools at Hornby and Arkholme, with secondary education available at Carnforth High School and Queen Elizabeth School in Kirkby Lonsdale. The village is served by the 82 bus service, linking Gressingham with Lancaster and Kirkby Lonsdale. Wennington railway station is approximately 3 miles away, providing services towards Lancaster, Morecambe and Leeds, while the M6 at Junction 35 is around 5 miles away.

Gressingham is approximately 2 miles from Hornby, 5 miles from Carnforth, 6 miles from Kirkby Lonsdale and 8 miles from Lancaster. Kendal is around 15 miles away, with the larger centres of Skipton and Morecambe also within easy reach.

Ground Floor

Rear Lobby



Tiled flooring, access to cellar, single glazed

windows to rear and side aspects, timber and glazed doors to rear and side aspects, door to kitchen and rear entrance hall.

Rear Entrance Hall



Fitted carpet, staircase to first floor, cupboard, sliding timber and glazed door to sitting room, door to utility room.

Kitchen



Vinyl flooring, range of wall and base units, single stainless steel drainer sink, cooker point, space for fridge, internal single glazed window, double glazed window to side aspect.

Utility Room



Vinyl floor covering, base units with single stainless steel drainer sink, plumbing for washing machine, store cupboard, single glazed window and timber, glazed door to rear aspect.

Store Room

Concrete floor, electric night storage heater, single glazed window to front aspect.

WC

Tiled flooring, toilet, single glazed window with textured glass.

Shower Room

Fitted carpet, radiator, shower cubicle.

Sitting Room



Fitted carpet, radiator, electric night storage heater, open fire with slate surround, fitted cupboard, single glazed window to front aspect with secondary glazing, single glazed window to side aspect with secondary glazing.

Dining Room



Fitted carpet, electric night storage heater, open fire with stone and slate fire surround, fitted cupboard, two single glazed windows to front aspect with secondary glazing, double glazed window to side aspect.

First Floor

Landing

Fitted carpet, radiator, electric night storage heater, staircase to ground floor, single glazed window with coursed textured glass.

Bedroom One



Fitted carpet, fitted cupboards, single glazed window with secondary glazing to front aspect.

Bedroom Two



Fitted carpet, fitted cupboard, single glazed window to front aspect with secondary glazing, double glazed window to side aspect.

Bedroom Three



Fitted carpet, fitted cupboards, single glazed window with secondary glazing to rear aspect.

Bathroom

Fitted carpet, radiator, wash basin, toilet, bath with hand shower, cupboards, single glazed window with textured glass.

External

Front

Wall enclosed, large area of lawn with established trees.

Rear



Large area of lawn with established trees and plants, various sheds with power.

Double Garage / Workshop 18'4" x (5.59 x)



Double skinned, concrete floor, light, 3 phase electric supply, single glazed windows.

Outbuildings

Former pigsty. Part concrete floor, light and power, single glazed window.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 147.0 sq. metres (1581.8 sq. feet)

Sunnylea, Gressingham

Area Map



Energy Efficiency Graph

