



1 Brown Robin Lindale Road, Grange-Over-Sands
£1,100,000



1 Brown Robin Lindale Road

Grange-Over-Sands, Grange-Over-Sands

This exceptional detached Grade II listed property dates back to the 1650's and has been impeccably renovated by the current owners into two residences with breath taking views over Morecambe Bay. Properties of this calibre with such history, craftsmanship and setting, rarely come to the market. The property is cleverly arranged as two residences. The main home 1 Brown Robin offers four bedrooms while the adjoining is 3 Brown Robin, provides an independent living space with its own kitchen diner sunroom, bathroom, bedroom and snug. Perfect for guests, multi generational family, or as a rental with in estimated income of £850pcm. Situated on the outskirts of the Lake District National Park, it is within walking distance of Grange-over-Sands, where amenities include restaurants, cafes, shops, convenience stores, post office, library, The Promenade and a railway station. The property is also within easy reach of the picturesque village of Cartmel, the market town of Kendal, and the M6. This stunning south facing 5-bedroom detached house makes it a captivating retreat for those seeking tranquillity and luxury. Step inside to a world of elegance. The large sitting room features a HWAM Danish multifuel fire, spice cupboard mullion windows and character beams. The beautiful kitchen diner sunroom boasts an integrated kitchen with NEFF appliances, a generous island perfect for entertaining and ample windows framing the bay. The ground floor with underfloor heating throughout includes a utility room and cloakroom. Upstairs historic oak beams span the landing leading to three charming double bedrooms all with generous window seats and magnificent views. The main bedroom includes en-suite facilities and the other bedrooms are complimented by a spacious well designed four piece bathroom suite with an Egg bath, Hansgrohe walk in shower, double sink and toilet. In the annex which has been fully converted to be 3 Brown Robin is just as impressive with character beams, multi fuel stove, underfloor heating, integrated NEFF appliances and Hansgrohe shower. Upstairs one double bedroom showcases a vaulted oak beam ceiling, gorgeous views, large window seat and a handy cloakroom. The outdoor space is where nature takes centre stage. Beautiful grounds frame the residence, providing an enchanting foreground to the bay's splendour. Ample paved patio seating areas are softly lit, perfect for hosting gatherings or enjoying the sunset. An outdoor enclosure with a granite worktop creates a delightful spot for al fresco dining, while a raised terrace

- Outstanding historic property with breath-taking views across Morecambe Bay
- Completely renovated by current owners to a very high standard using local architect and builders
- The main property has an adjoining annex as a potential let or inter generational living
- Two kitchen diner sunrooms with integrated NEFF appliances and island
- Five double bedrooms, two bathrooms, one en-suite and two cloakrooms
- Stunning sitting room with HWAM Danish multi fuel fire in main home and a multi fuel stove in the annex snug
- Beautiful south facing gardens to the front with ample seating areas, lawns, wildflower meadow, Brown Robin nature reserve behind and magnificent views
- Double garage with electric door, oak beam carport, EV charging and ample driveway parking
- Easy access to amenities, train station, Lake District National Park and Cartmel
- Rare opportunity and no onward chain

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.

EPC RATING E FOR 1 BROWN ROBIN

EPC RATING FOR 3 BROWN ROBIN

SERVICES

Mains electric, both 1 Brown Robin and 3 Brown Robin use mains water or from independent water tanks. Both have separate Worcester Bosch oil external boilers. The sewage treatment plant was installed in 2019 and serves only the Brown Robin properties

COUNCIL TAX:BAND F & C

1 BROWN ROBIN BAND F 3 BROWN ROBIN BAND C

TENURE:FREEHOLD

DIRECTIONS

As you are coming into Grange-over-Sands take the right into the driveway for the Netherwood Spa, keeping to the left take the next left onto a private drive which leads up to 1 Brown Robin and number 3.

WHAT3WORDS:///ages.grower.tutorial





GROUND FLOOR

PORCH

5' 4" x 4' 11" (1.62m x 1.50m)

KITCHEN DINER SUNROOM

31' 5" x 15' 7" (9.58m x 4.75m)

SITTING ROOM

29' 8" x 15' 11" (9.03m x 4.84m)

UTILITY ROOM

15' 10" x 4' 8" (4.82m x 1.41m)

CLOAKROOM

5' 1" x 4' 9" (1.55m x 1.46m)

UTILITY AREA

7' 10" x 4' 11" (2.39m x 1.49m)

FIRST FLOOR

LANDING

19' 3" x 4' 0" (5.87m x 1.21m)

BEDROOM

15' 1" x 14' 10" (4.61m x 4.53m)

EN-SUITE

8' 10" x 4' 8" (2.69m x 1.42m)

BEDROOM

12' 1" x 8' 2" (3.68m x 2.50m)

BEDROOM

11' 10" x 8' 11" (3.60m x 2.72m)

BATHROOM

14' 10" x 8' 9" (4.53m x 2.66m)

STUDIO/BEDROOM

10' 11" x 9' 3" (3.32m x 2.83m)



ANNEX

GROUND FLOOR

KITCHEN DINER SUN ROOM

25' 11" x 8' 10" (7.89m x 2.70m)

SNUG

15' 4" x 12' 1" (4.67m x 3.69m)

BATHROOM

6' 8" x 4' 3" (2.03m x 1.29m)

FIRST FLOOR

BEDROOM

16' 7" x 11' 5" (5.06m x 3.48m)

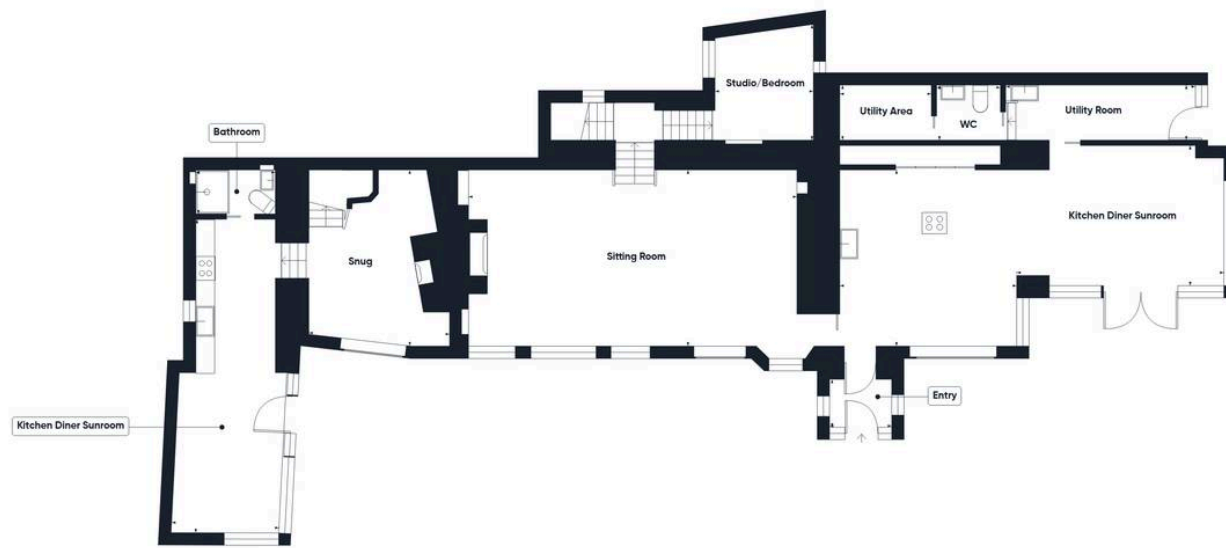
CLOAKROOM

4' 9" x 3' 10" (1.45m x 1.18m)









Ground Floor



Floor 2



Your Local Estate Agents **Thomson Hayton Winkley**

Approximate total area⁽¹⁾

2223 ft²

206.4 m²

(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.

GIRAFFE360

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