1 Brown Robin Lindale Road, Grange-Over-Sands

£950,000

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1 Brown Robin Lindale Road

Grange-Over-Sands

Dating back to the 1650s, this remarkable Grade II listed detached home has been meticulously restored and reimagined by the current owners to create an outstanding lifestyle property of exceptional quality. Occupying an elevated position with breathtaking views across Morecambe Bay, Brown Robin seamlessly combines historic character, contemporary luxury, and an enviable setting on the edge of the Lake District National Park. Properties of this calibre, offering such rich heritage, craftsmanship, flexibility, and spectacular coastal views, rarely become available.

The accommodation has been thoughtfully configured as two independent residences. The principal home, 1 Brown Robin, provides beautifully appointed family accommodation with four bedrooms, while the adjoining 3 Brown Robin offers a fully self-contained one-bedroom residence complete with its own kitchen-dining living space, sunroom, bathroom, snug, and private outdoor seating area. Ideal for multi-generational living, guest accommodation, holiday letting, or as an income-generating rental, the annexe has an estimated rental value of approximately £850 per calendar month.

Despite its peaceful setting, the property is within walking distance of the charming Edwardian town of Grange-over-Sands, where a wide range of amenities include independent shops, cafés, restaurants, convenience stores, a post office, library, railway station, and the renowned Promenade, are only a 5-minute walk away. The picturesque village of Cartmel, the market town of Kendal, and Junction 36 of the M6 are all easily accessible.

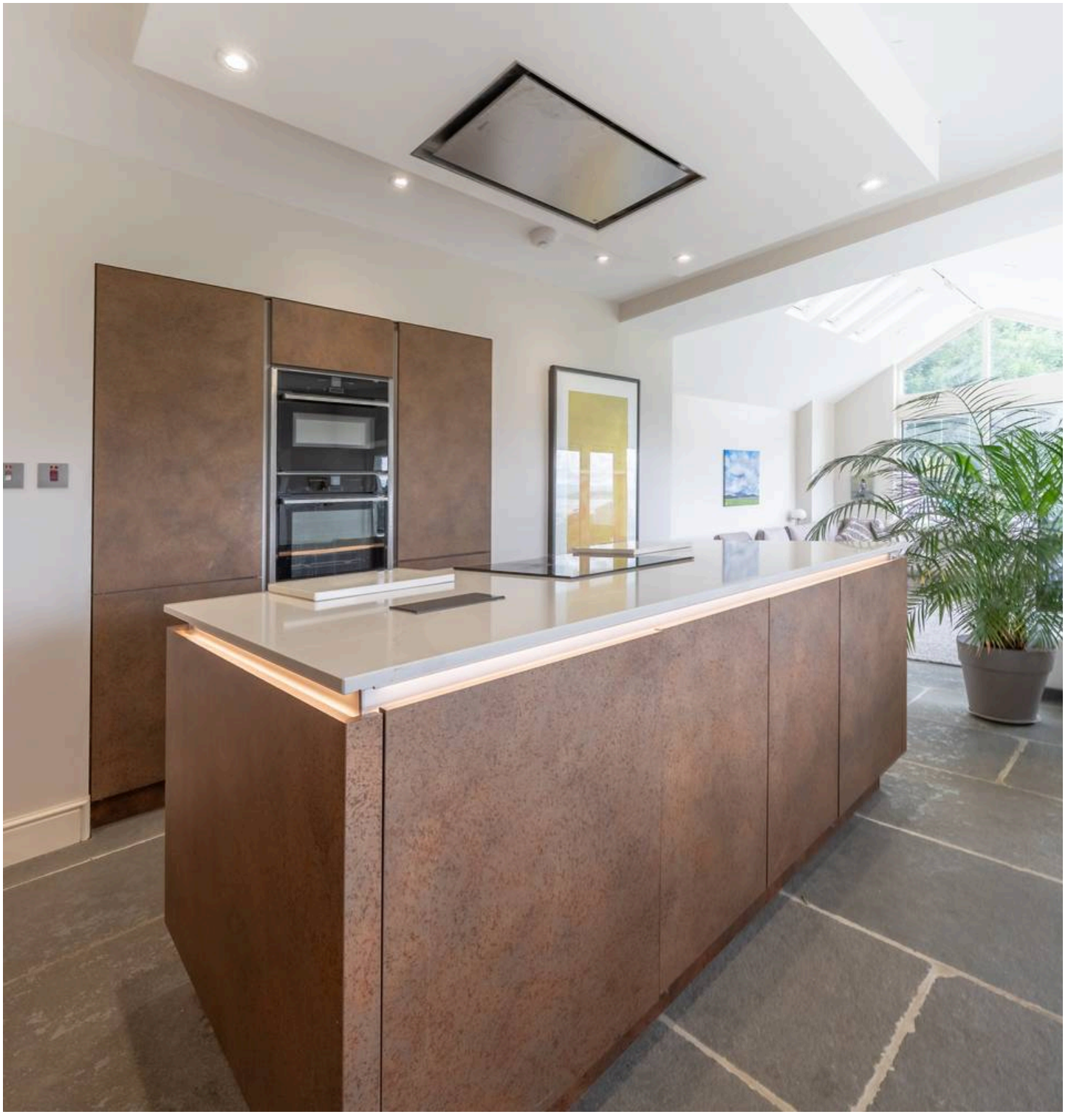
At the heart of the main house is an impressive sitting room featuring a HWAM Danish multi-fuel stove, original mullioned

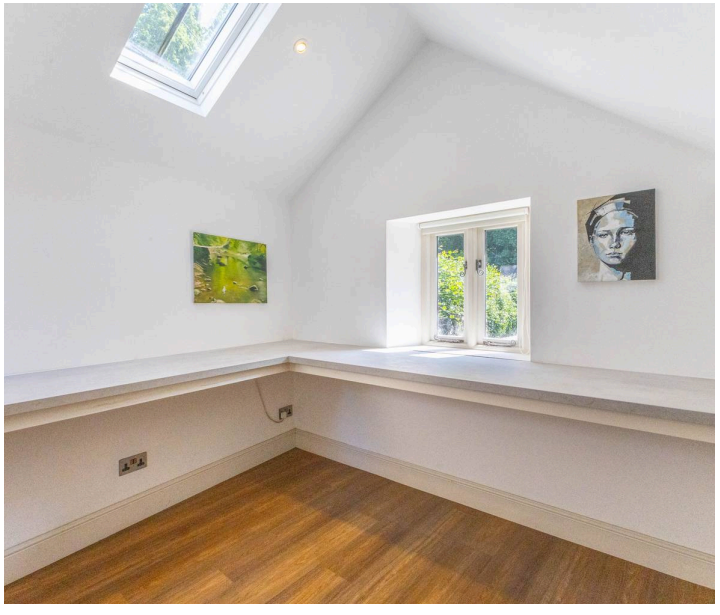
windows and spice/salt cupboard, exposed beams, and a wealth of period charm. The exceptional open-plan kitchen, dining, and sunroom space has been designed for modern living and entertaining, boasting a bespoke integrated kitchen with premium NEFF appliances and a substantial central island.
The ground floor benefits from underfloor heating throughout and includes a practical utility room and cloakroom. Upstairs, historic oak beams span the landing, leading to three beautifully proportioned double bedrooms, each enjoying generous window seats and captivating views. There is also a versatile additional room that could be used as a home office or a fourth bedroom. The principal suite benefits from en-suite facilities, while the remaining bedrooms are served by a luxurious four-piece family bathroom featuring an Egg bath, Hansgrohe walk-in shower, double sink unit, and WC.

The self-contained annexe, 3 Brown Robin, has been finished to an equally high standard, incorporating exposed beams, a multi-fuel stove, underfloor heating, integrated NEFF appliances, and a Hansgrohe shower suite. The first-floor bedroom showcases a striking vaulted ceiling with exposed oak beams, a large window seat, spectacular views, and a convenient 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.

Parking is generous, comprising a double garage, an oak-framed car port with a second granite worktop and sink, wiring in place for the installation of two EV charging points, and a grass-grid driveway providing parking for more than six vehicles. Access has been recently upgraded with its own driveway to the ample parking and double garage.





ENTRY
4' 4" x 5' 5" (1.31m x 1.65m)

KITCHEN DINER
14' 3" x 14' 3" (4.34m x 4.34m)

SUN ROOM
16' 6" x 11' 2" (5.04m x 3.41m)

LIVING ROOM
26' 7" x 14' 9" (8.10m x 4.49m)

UTILITY ROOM
15' 4" x 4' 9" (4.68m x 1.44m)

WC
5' 1" x 4' 11" (1.56m x 1.50m)

UTILITY AREA
4' 10" x 4' 3" (1.48m x 1.30m)

OUTDOOR KITCHEN
11' 3" x 6' 7" (3.42m x 2.01m)

FIRST FLOOR

LANDING
19' 5" x 3' 11" (5.92m x 1.19m)

BEDROOM
14' 10" x 9' 7" (4.53m x 2.93m)

EN-SUITE
7' 9" x 4' 8" (2.35m x 1.43m)

BEDROOM
11' 1" x 8' 11" (3.37m x 2.73m)

BEDROOM
10' 8" x 8' 2" (3.24m x 2.49m)

BATHROOM
14' 9" x 8' 11" (4.49m x 2.72m)

STUDY
9' 4" x 8' 6" (2.85m x 2.58m)

ANNEX

SUN ROOM
13′ 1″ x 8′ 10″ (3.98m x 2.70m)

KITCHEN
13′ 11″ x 11′ 3″ (4.23m x 3.42m)

LIVING ROOM
13′ 11″ x 11′ 3″ (4.23m x 3.42m)

SHOWER ROOM
6′ 8″ x 3′ 11″ (2.04m x 1.20m)

FIRST FLOOR

BEDROOM
9′ 7″ x 9′ 3″ (2.92m x 2.81m)

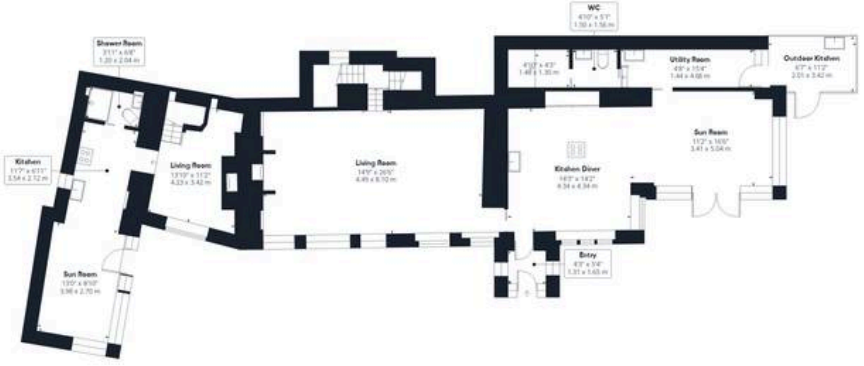
WC
4′ 9″ x 3′ 3″ (1.45m x 0.98m)

SERVICES
Mains electric, both 1 Brown Robin and 3 Brown Robin use mains water and separate storage tanks are available if required. Both have separate Worcester Bosch oil external boilers. The sewage treatment plant was installed in 2019 and serves only the Brown Robin properties

EPC RATING E FOR 1 BROWN ROBIN

EPC RATING FOR 3 BROWN ROBIN

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.



Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

2565 ft²

238.2 m²

Balconies and terraces

72 ft²

6.7 m²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 5 ft/1.5 m

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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