



1 Stonebeck, Lindale  
£250,000



## 1 Stonebeck

Lindale, Grange-Over-Sands

Situated in the charming village of Lindale, this delightful stone built cottage enjoys a peaceful setting with easy access to Grange-over-Sands and the surrounding countryside. Full of character and set over three floors, the property offers a warm and inviting feel, ideal as a main home or a perfect retreat.

The ground floor opens into an entrance hall leading through to a cosy lounge. The kitchen sits just off the lounge and is complemented by a useful utility space, creating a practical and well-balanced layout. There is a bright sun lounge / dining area enjoying lovely natural light and views across the stream.

On the first floor is a spacious double bedroom and the main bathroom. The second floor provides two further bedrooms, offering flexible accommodation, along with an additional W.C., ideal for guests or family living.

Outside, there is a patio seating area positioned to enjoy the tranquil setting, with a charming stream running along the boundary. The property also benefits from allocated parking directly outside, along with additional visitor spaces nearby.

- Charming stone built cottage set over three floors within a peaceful Lindale setting
- Well appointed kitchen fitted with Neff appliances and adjoining utility space
- Cosy lounge ideal for all the family to enjoy
- A second bright lounge / dining area enjoying all day sunshine
- Three bedrooms arranged across the upper floors, offering flexible accommodation
- Bathroom and additional second floor W.C., ideal for family use
- Delightful patio seating area with a unique stream running along the boundary
- Allocated parking space directly outside plus additional visitor spaces available
- Character features throughout creating a warm and inviting feel
- Located in the heart of Lindale, close to The Royal Oak and within easy reach of Grange-over-Sands

#### DIRECTIONS

From the A590, take the first exit at the roundabout onto the B5277 and follow the road into Lindale. At the mini roundabout, take the first exit, then take the next left into the Stonebeck development. Continue ahead where you will see the visitor parking spaces, and No. 1 can be found just to the right.

WHAT3WORDS:///bronzes.peachy.crockery





**HALLWAY**

7' 0" x 3' 7" (2.13m x 1.09m)

**LIVING ROOM**

12' 0" x 9' 9" (3.66m x 2.96m)

**KITCHEN**

6' 9" x 5' 6" (2.07m x 1.67m)

**UTILITY ROOM**

7' 7" x 6' 11" (2.31m x 2.10m)

**DINING ROOM**

14' 11" x 6' 8" (4.55m x 2.03m)

**LANDING**

8' 6" x 2' 10" (2.58m x 0.86m)

**BATHROOM**

8' 5" x 5' 7" (2.56m x 1.69m)

**BEDROOM**

12' 0" x 9' 0" (3.66m x 2.75m)

**LANDING**

3' 1" x 2' 8" (0.94m x 0.82m)

**BEDROOM**

8' 6" x 6' 2" (2.60m x 1.89m)

**BEDROOM**

12' 1" x 8' 9" (3.69m x 2.66m)

**WC**

5' 6" x 3' 3" (1.67m x 1.00m)



## SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band D

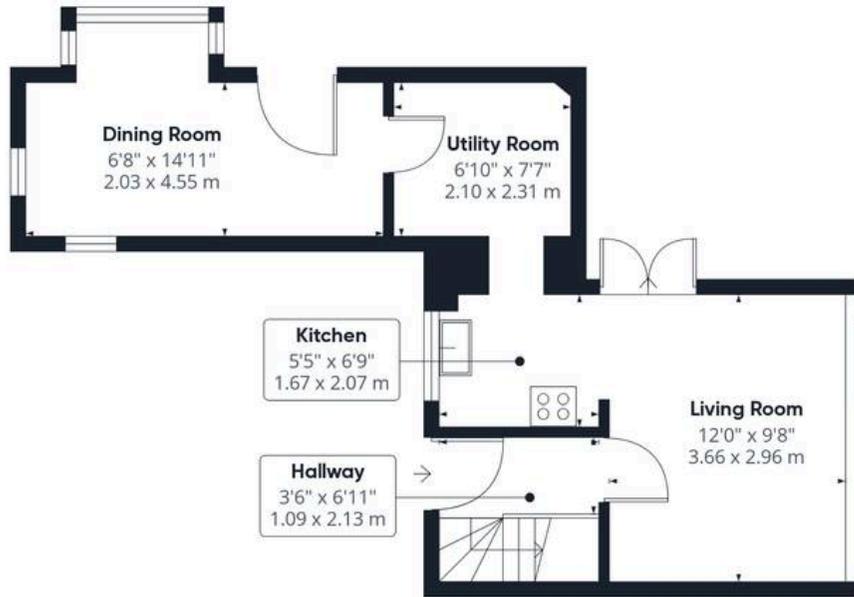
LEASEHOLD: Commonhold

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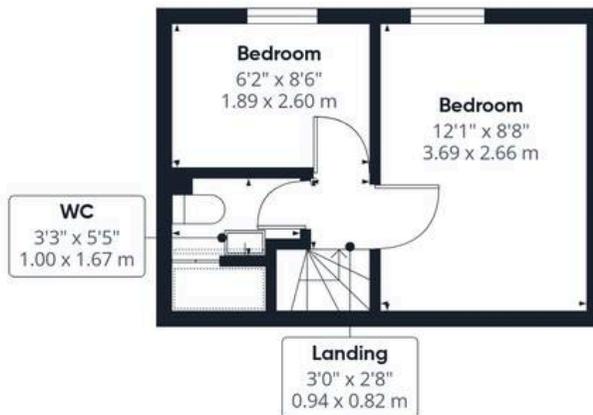




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

753 ft<sup>2</sup>

70 m<sup>2</sup>

(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



## THW Estate Agents

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