



Meathop Hall Barn

Meathop, Grange-over-Sands, LA11 6RE

Guide Price £650,000



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Located in the hamlet of Meathop near Grange-over-Sands, this stunning three-story barn conversion spans across a generous area of 2372 square feet. The house comprises four spacious bedrooms and four modern bathrooms evenly distributed across the upper levels. The ground floor features a practical entrance hall, WC and utility room, along with a kitchen which seamlessly blends into a cosy living area, providing ample spaces for family time. An additional room on this floor can serve as a home office or games room. The first floor hosts a large sitting room adorned with a fireplace that adds to its charm, a contemporary master suite comprises a bedroom, dressing area and bathroom fitted with a bath and a shower. On the topmost floor are three inviting bedrooms, one with an ensuite shower room and a further bathroom, again furnished with a bath and a shower. The property also includes a garage, thus ensuring ample storage and parking space for 4-5 vehicles. This characterful barn conversion endeavors to present a blend of style, comfort, and functionality benefitting from a generous south facing garden and patio area. Please note that the property has occupancy condition and therefor is restricted to being a permanent home for a buyer who is living in Cumbria or moving to Cumbria to work

Located just 3 miles from the seaside town of Grange-over-Sands, Meathop is a peaceful hamlet, speckled with uniquely shaped barn conversions and surrounded by open countryside and quiet hedge lined lanes, yet easily accessible to an array of road networks. Located just off the A590 it's a great location for anyone working locally and looking for a semi rural setting without being isolated. Access to the M6 is at J36 and the nearest station on the west coast railway line is at Oxenholme with a station at Grange over Sands on the branch line between Carnforth and Barrow.

Within easy walking distance, Woodlands Hotel is a public house offers a choice of real ales and good food. The is also a community shop located in nearby Witherslack and a range of shops in Grange-over-Sands (Higginsons Butchers, Grange Bakery. A wider range of shops and amenities are to be found in the nearby larger town of Kendal (11 miles). Theres two primary schools within 3 miles, Dean Barwick School in Witherslack and Lindale CofE in Lindale. There is also a larger primary school 5 miles away in Grange-Over-Sands, with secondary schools in nearby Cartmel and Milnthorpe.



Accommodation

A canopy along the side of the barn provides a sheltered area for wellies, logs and leads to the front door.

Reception Hall

A fully tiled entrance hall with plenty of space for a bench and storage provided in the form of a generous understairs cupboard. The entrance hall gives a flavour of the character running throughout the property revealing exposed Lakeland stone, beams and lintels. From the bottom of the stairs is an impressive view up three floors of the atrium providing plenty of light to the generous landings. Double doors from hall lead into the living kitchen.

Cloakroom

Accessed direct from the reception hall, a downstairs facility with WC and pedestal wash basin.

Kitchen Dining/Living Area

A fabulous open plan living space coming kitchen, family dining space and still space for a lounging area. The dining area is finished with laminate flooring and has ample room for a large dining table, off the dining area is a stable door out to the garden. The kitchen is fitted with a range of painted base and wall cupboards complimented by a solid wood worktop. The kitchen incorporates a range oven with LPG gas hob and electric oven, fridge and freezer, dishwasher and Franke sink unit and drainer. Opposite a feature brick tiled fireplace is a central island with breakfast bar and bar stools.

Utility Room

Located at the rear of the living area is purpose utility space housing washing machine, dryer, laminate work surface with stainless steel sink unit and drainer and space for an extra fridge/freezer. There is also plenty of storage for coats and shoes and has a tiled floor finish.

Games Room/ Office

Just one step up from the dining/ living area via a set of double doors, this fabulously versatile room is currently used as a games room and entertaining space but could be utilized for several uses including an office, snug or 5th bedroom. There is a built-in cupboard housing the boiler, stable door out to the garden and two windows to the side.





First Floor

A generous and open landing, giving access to the sitting room and master suite.

Sitting Room

A splendid sitting room benefitting from five windows in total on three sides including a picture window offering views across the open countryside and fields. Central to the room is a fireplace with inset log burning stove, the room is finished with oak flooring, built in bookcase and spot lighting.

Master Bedroom Suite

A very spacious bedroom suite comprising of a dressing area with a step up to the bedroom area which has a vaulted ceiling housing two skylights as well as two windows providing plenty of light throughout. The bedroom has a set of fitted wardrobe cupboards and features some exposed stone, lintel and beams.

Ensuite Bathroom

Four piece suite comprising deep bath tub with Centre Tables, vanity unit with wash basin and WC and mirrored cabinets and large walk in shower cubicle. The bathroom is finished with a tiled floor, towel radiator and extractor fan.





Second Floor

A light and airy landing area with ample space to make a study area or office.

Bedroom Two

A second ensuite bedroom, ideal as a guest room with space for a double bed with built in wardrobes. Two skylights and a small barn style window. The shower room has an electric Mira shower, pedestal wash basin, WC, tiled walls, towel radiator and mirror with light.

Bedroom Three

A good size double bedroom with built in wardrobes, skylight and a three barn slit windows. A quirky bedroom with exposed stone and beams.

Bedroom Four

A fourth double bedroom with skylight and ample room for wardrobe.

Bathroom

A family bathroom with paneled bath with shower over, WC and pedestal wash basin. The bathroom is finished with tiled walls, LVT flooring, spot lights, towel radiator and extractor.





Outside

To the front of the property is a shared drive leading to a parking bay with a further parking space in front of the barn and a gated hard standing area for a further vehicles, trailer or motorhome. There is a large patio area immediately adjacent to the house, accessed from the stable door out from the kitchen diner, this alfresco entertaining area enjoys the sun all day long and is a great area for family get togethers. The garden continues up a couple of steps to a generous lawn and onwards to gently sloping bank which is recently planted up with young trees and has a footpath cut through to the top which has a proposed seating area to take in the surrounding views. There is a stone outbuilding with garage doors offering good storage and housing the oil tank. Adjacent is a summerhouse.



Tenure

Freehold. Occupancy condition applies.

Services

Oil fired central heating. Mains water, electric and drainage.

Council Tax Band

F

Internet Speed

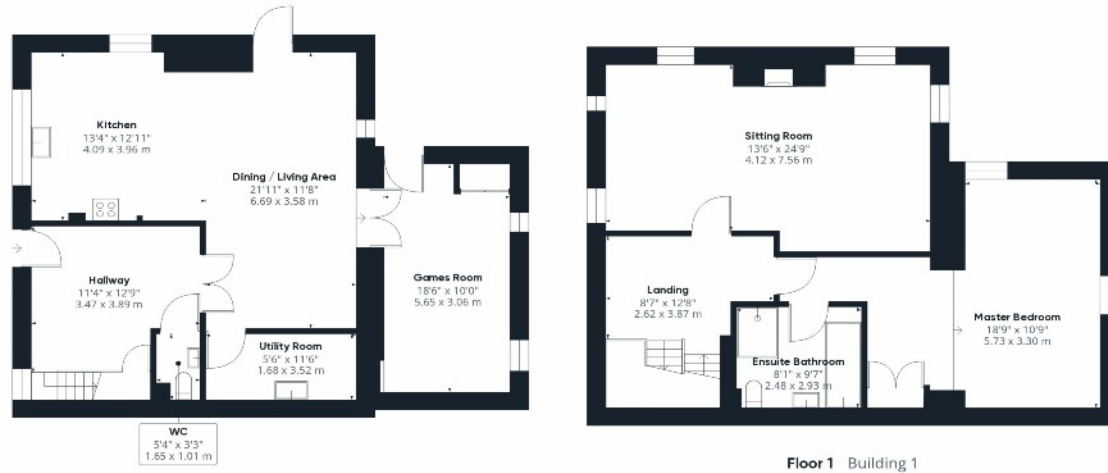
Full fibre to the property. Ultrafast speed of 1000 Mbps download and for uploading 1000 Mbps available as per Ofcom website.

Occupancy Condition

The occupation of each of the dwellinghouses hereby permitted shall be limited to the following descriptions of persons;

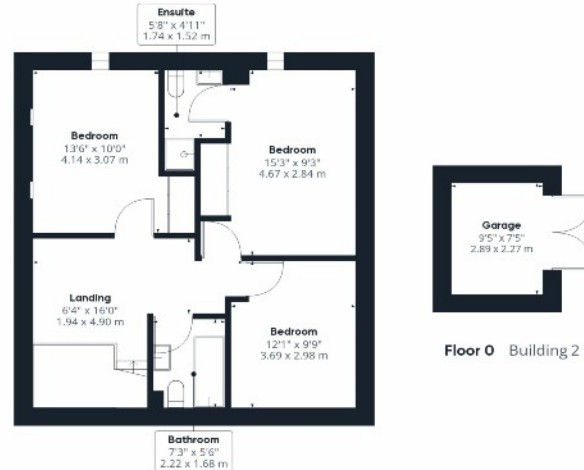
- a. A person employed, about to be employed, or last employed in the locality; or
- b. A person who has, for the period of three years immediately preceding this occupation, had his only or principle residence in the locality.

In this condition "locality" shall mean the administrative County of Cumbria and the expression "person" shall include the dependants of a person residing with him or her or the widow or widower of such a person.



Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
2372.25 ft²
220.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

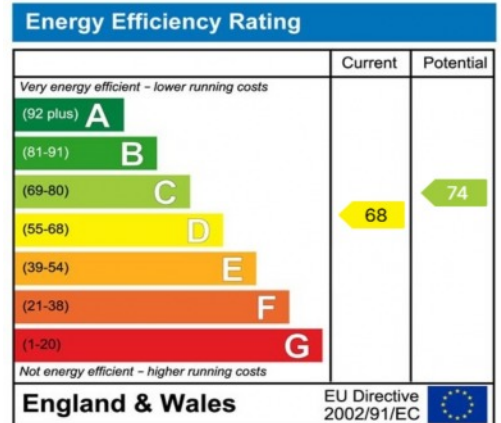
Calculations are based on RICS IPMS 3C standard.

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Directions

From the Meathop roundabout, take the turning heading towards Lindale/Grange. After 50 yards take a left and follow the hedge lined lane towards Meathop. Approaching Meathop, take a left at the T-Junction and follow the road up and into the hamlet of barns, Meathop Hall Barn can be found on the right-hand side, being the far semi-detach barn located away from the road.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.