



## 2 Wilson House

Kendal Road, Lindale, Cumbria LA11 6QR

Guide Price £415,000

# 2 Wilson House

## kendal Road, Lindale

Located in a small hamlet of barn conversions near to Lindale and Grange-over-Sands, this stunning two story property offers generous family accommodation over two floors with parking, garden and a single garage. The house comprises four spacious double bedrooms, one with ensuite and a family bathroom. The ground floor features a practical entrance hall, understairs WC and utility room, along with a contemporary kitchen linked to a cosy snug and onwards to a family living room with dining area, providing ample spaces for family time.

The property also includes a garage, ensuring ample storage and parking space for 3-4 vehicles. The property benefits from a generous south east 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.

Wilson House is located just 2.5 miles from the seaside town of Grange-over-Sands, and is just ½ mile from the peaceful hamlet of Lindale. 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. There is a good range of shops in Grange-over-Sands including Higginsons Butchers and Grange Bakery. A wider range of shops and amenities are to be found in the nearby larger town of Kendal (11 miles). There are two primary schools within 2 miles, Dean Barwick School in Witherslack, Lindale CofE in Lindale and there is also a larger primary school 3 miles away in Grange-Over-Sands, with secondary schools in nearby Cartmel and Milnthorpe.



## Accommodation

### Entrance Porch

Extended out by the present owners, the entrance vestibule offers ample space to kick off shoes, boots and has hanging for coats.



### Kitchen

A fabulous kitchen fitted by Lakeland Kitchens of Kendal, finished with light grey shaker style cabinets and complimented by both a white Silestone worktop and a lyra dark Denton Trilium island worktop. The kitchen is fitted with a range of Neff appliances including two ovens with integrated microwave, integrated steam function and warming cabinet, dishwasher, fridge and induction hob with Erica extractor over hob including lighting. There is an inset sink unit and the central island has a breakfast bar and bar stools. The kitchen has a large window to the front aspect enjoying pleasant views and a matching Silestone deep window sill.



### Utility Room

Located at the rear of the kitchen is a purpose utility space housing plumbing for a washing machine, space for dryer, wall and base units incorporating a 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 and backsplashes. The oil fired boiler is also housed in the utility room.

### Cloakroom

Accessed direct from the kitchen, a downstairs facility with WC and hand wash basin, heated towel rail.



### Snug

Accessible from both the kitchen and the living room via a fully glazed doors, this fabulously versatile room is currently used as a snug and TV room but could be utilized for several uses including an office, dining area. There is a high level window.



### Living Room

A splendid family living area benefitting from French patio doors at the front offering views across the courtyard and to the open countryside and fields beyond. The sitting room area has a corner fireplace with inset log burning stove, and the room is finished with an excellent range of spot lighting. The dining area is set to the rear of the living area with paneling to the lower walls giving the room plenty of character and finished with a high level window and two hanging ceiling lights.





## First Floor

A generous and open landing with ample space for a study area and desk, giving access to the bedrooms, bathroom and master suite. There is a loft hatch with pull down ladder to an extensive boarded loft space with potential subject to planning for further accommodation if required.

## Master Bedroom Suite

A very spacious doublebedroom suite benefitting from two windows providing plenty of light throughout and excellent countryside views. The bedroom has plenty of space for wardrobes and is fitted with excellent spot lighting.

## Ensuite Shower Room

Fully tiled shower room suite comprising walk in shower with raindrop shower head and hand attachment, vanity unit with wash basin and WC and mirrored cabinets. The bathroom is finished with a towel radiator and extractor fan.



## Bedroom Two

A second double bedroom, with ample space for a double bed and wardrobes. There is a window to the rear aspect and spot lighting.

## Bedroom Three

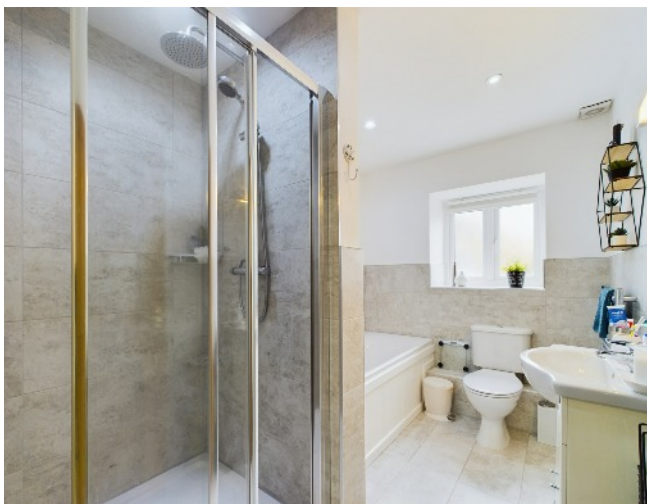
A good size third double bedroom with plenty of space for wardrobes, window to the rear aspect.

## Bedroom Four

A fourth double bedroom with a window to the front aspect enjoying excellent views.

## Bathroom

A family bathroom with paneled bath with hand shower attachment, shower cubicle with raindrop shower head and attachment, WC and pedestal wash basin with built in storage under. The bathroom is finished with part tiled walls and floor, spot lights, towel radiator and extractor.





### Outside

To the front of the property is a private gated drive and courtyard offering space to park or equally a pleasant courtyard garden for patio furniture, with external tap and electric double socket. There is a further parking space in front of the garage located in a block just a few yards away from the property. The large gravelled courtyard area immediately adjacent to the house can be accessed from the living area via the French doors, this leads to a paved patio area ideal for alfresco entertaining and enjoys the sun all day long and is a great area for family get together's. The garden continues down a couple of steps to a generous artificial lawn bordered with shingled border and electric double socket. The oil tank is located on the lower garden and there is ample space for a shed.

Approach the property there is a row of 4 garages, and no.2 owns the second one on the left with double opening doors offering good storage and electric.

### Tenure

Freehold. Occupancy condition applies.

### Services

Oil fired central heating. Mains water and electric. Shared drainage plant.

### Council Tax Band

D

### Internet Speed

Superfast speed of 36 Mbps download and for uploading 6 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.

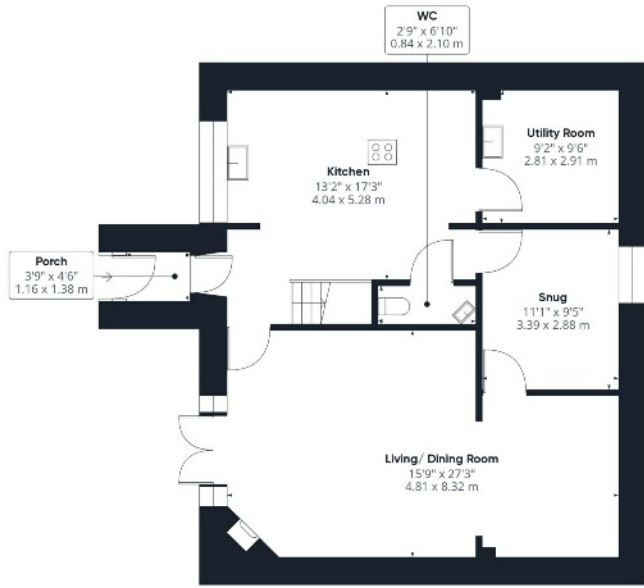
In this condition "locality" shall mean the administrative County of Cumbria and the expression "person" shall include the dependents of a person residing with him or her or the widow or widower of such a person.



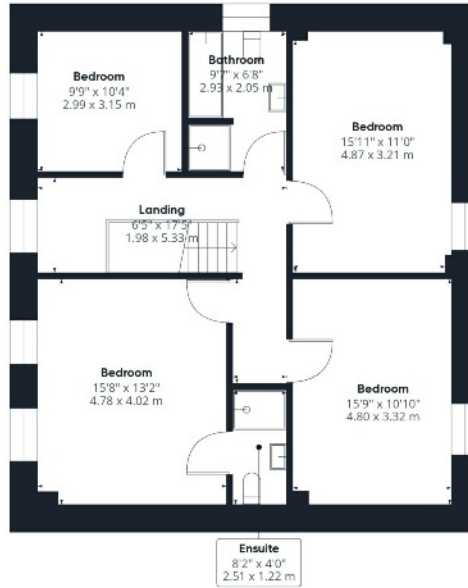
### Directions

Leave Grange on the B5277 in the direction of Lindale and at the mini roundabout take the third exit continuing on the B5277. Pass the ACW automotive repairs garage and take the next left, follow the road round to the left and number 2 can be found on the left tucked away through a set of private gates.

For what3words app users enter: ///unwound.combines.earpiece



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
 1948.39 ft<sup>2</sup>  
 181.01 m<sup>2</sup>

(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.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient – lower running costs</b>		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient – higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.