



Lindale

£325,000

2 Burnbank Farm Cottages, Lindale, Grange-over-Sands, Cumbria, LA11 6WA

A very pretty white washed, 2 bedroom Lakeland Mid-Terraced Cottage with all the charm and character this offers with the added benefit of a modern interior. Thick stone walls, deep set cottage style windows, attractive, gnarly old exposed beams, characterful nooks and cranny's, lovely, low maintenance rear garden complete with stream at the bottom. In fact, during the current vendors ownership the property has been treated to a damp proof course, rewired, stylish new Shower Room, new Kitchen, new water cylinder and a Garden makeover to name just a few improvements.

The property combines an unusual yet practical layout with smart and well-kept presentation and lovely views in this popular and friendly Lake District National Park village.

Suitable as a primary or secondary home this cottage ticks most, if not every cottage box!

Quick Overview

Traditional Mid Terraced Lakeland Cottage
 Pretty, whitewasher exterior
 Charming and characterful interior
 In the Lake District National Park
 Delightful views
 Low maintenance Garden with stream at the bottom!
 Modern Shower Room
 Recent attractive Kitchen
 Parking for 2 cars
 Superfast Broadband



2



1



2



E



Superfast
Broadband



Parking for
2 cars

Property Reference: G3168



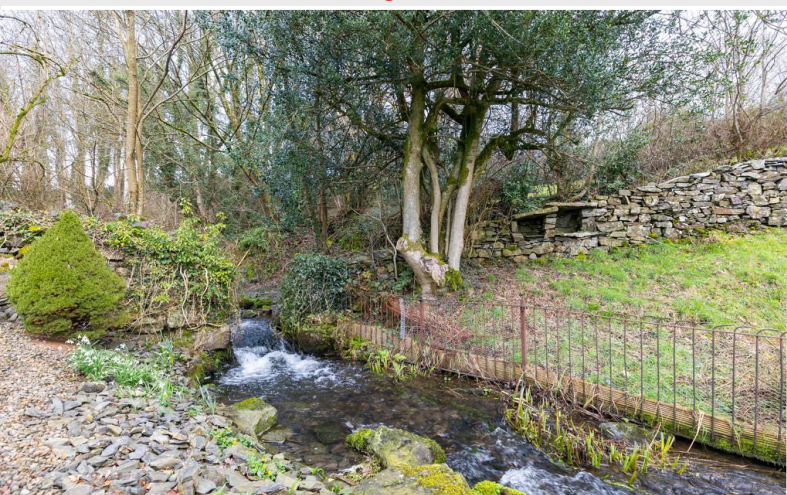
Lounge



Kitchen



Dining Room



Stream

The very attractive, navy blue, composite double glazed front door opens in to the Entrance Porch with original roof window and lovely narrow window to the front. Further door into the 'Hall' with steps up to the Bedrooms and down to the Living accommodation.

The stairs down lead to the Lounge which is a lovely room with space for breakfast table, useful cloaks cupboard, internal windows to the Dining Room, exposed beams and recesses either side of the fire place which houses the lovely wood burning stove making this the focal point of the room. The Lounge is open to the Kitchen which was replaced in 2021 and furnished with an attractive range of green shaker style wall and base cabinets. Electric oven, ceramic hob, sink and integrated fridge and freezer. The Dining Room is a super space, being light and bright with very pleasing views indeed. Views in to your own garden to the stream at the bottom and over next doors well kept garden to countryside beyond with even a glimpse of Morecambe Bay in the distance.

From the 'Hall' the stairs up pass a large window providing lots of natural light to the Landing with full height ceiling, exposed beams and country views. Both Bedrooms are spacious Double rooms with built in wardrobes, exposed beams, deep set cottage windows and charming country views with glimpses of Morecambe Bay in the distance. The Shower Room was replaced in 2021 with a very stylish and sleek new suite. Tiled walls with large walk-in shower enclosure, wall mounted wash hand basin, WC and chrome ladder radiator.

The Garden to the Rear is terraced and low maintenance. There is a sunny paved patio and lower gravelled seating area with timber shed down to the idyllic stream at the bottom. There is side access from the lane to the rear. The front is mainly used as Parking for 2 cars but does also have space for a rockery or two and perhaps a bistro table to enjoy more views.

Location Lindale is a small friendly village within the Lake District National Park with Public House and Primary School, just 2 minutes from the A590. A little further, is the larger town of Grange over Sands with wider range of amenities including Medical Centre, Library, Railway Station, Shops, Cafes and Tea Rooms.

To reach the property if travelling from Grange over Sands, take Windermere Road in the direction of Lindale. Follow this road to the end and turn left as if heading to the bypass (B5271), take the first right after the Royal Oak pub turning onto the private 'road' and 2 Burnbank Farm Cottages can be found straight ahead.

What3words: hopes.lordship.directives



Lounge



Kitchen/Breakfast Area



Hall



Bedroom 1



Bedroom 2



Shower Room

Accommodation (with approximate measurements)

Porch

'Hall'

Lounge 19' 8" x 12' 1" (6.00m max x 3.70m max)

Kitchen 12' 1" x 4' 11" (3.70m x 1.50m)

Dining Room 14' 9" x 9' 10" (4.50m x 3.00m)

First Floor

Bedroom 1 10' 9" x 9' 10" (3.30m x 3.00m)

Bedroom 2 12' 5" x 9' 2" (3.80m x 2.80m)

Shower Room

Services: Mains electric and water. Kyros electric heaters. Septic tank drainage - A new drainage field has been installed (August 2026) and been passed by Building Control - certification on file.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Note: 2 Burn Bank Cottages has a right of way over the access road to the property.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £800 – £850 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Patio and Garden



Rear Aspect and Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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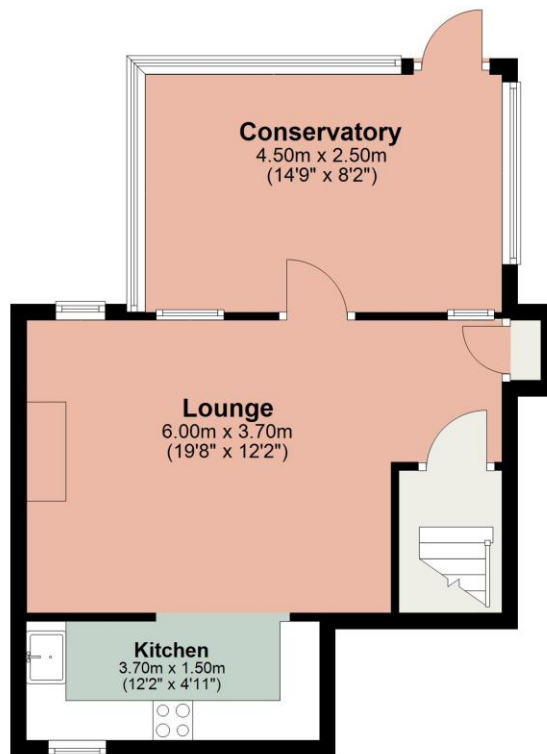


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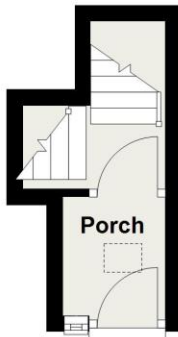
Lower Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Ground Floor

Approx. 4.0 sq. metres (42.9 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

2 Burn Bank Farm Cottages, Lindale

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