

MACALLAN

£495,000

Lindale, The Lake District National Park, LA11 6LE

In an elevated position with splendid far reaching northerly and westerly views, a detached property with light, contemporary split level accommodation.

Well-proportioned and attractively presented with entrance hall, triple aspect sitting/dining room with access to the decked terrace, breakfast kitchen, two double bedrooms and bathroom to the ground floor with two generous double bedrooms, one being en suite and utility/laundry room to the lower ground floor. Low maintenance tiered gardens with lawn, gravel terraces and summerhouse. Private driveway parking.

An accessible and popular location within this picturesque Lakeland village, close to road links, Grange-over-Sands and Cartmel.





Welcome to **MACALLAN**

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Here's our **TOP TEN** reasons to love Macallan:

- 1. Prime location** - tucked away in a quiet, elevated setting in this popular Lakes village with splendid far-reaching views overlooking rooftops to the fells beyond.
- 2. Detached, well-proportioned, attractively presented** with split-level, contemporary accommodation and a gross internal area of c. 1574 sq ft (146.2 sq m).
- 3. Come on in** through a small vestibule to the 'L' shaped entrance hall with stairs to the lower floor. The triple aspect sitting/dining room is a lovely light room with a wood burning stove set into a slate surround on a slate hearth. Glazed sliding doors open to the decked terrace providing an additional 'room' with indoor/outdoor living during the warmer months.
- 4. Breakfast kitchen** with fitted base and wall units, breakfast bar, electric oven and grill, gas hob and integral dishwasher. The view from the kitchen is also rather lovely!
- 5. Sweet dreams** with split level bedroom arrangement. To the ground floor there are two double bedrooms, both overlooking the garden and one with a built-in cupboard. Serving bedrooms 3 and 4 is a four piece bathroom. To the lower ground floor there two further generous doubles: the principal bedroom has a cupboard housing the boiler and a good sized four piece en suite bathroom with a corner Spa bath.
- 6. Practical laundry/utility** - to the lower ground floor and with access to outside, Belfast sink and space for a washing machine and tumble drier. It's also practical to use this access if you have muddy boots and dogs.
- 7. Outdoor living** - off the sitting room there is a wonderful decked sun terrace with wood and wrought iron balustrading enjoying splendid far reaching northerly and easterly views across roof tops. This really is the perfect space for al fresco entertaining or simply sit, relax and take in the views.
- 8. Low maintenance gardens** - the terraced gardens lie to the western elevation with elevated lawn, planted borders, gravel terrace and summerhouse with power and light. To the eastern elevation, there are two small stores - ideal for bikes and garden equipment.
- 9. Parking** with private parking on the driveway. Please note the drive is steep.
- 10. Enjoying great accessibility to stunning countryside** in the the Lakes, Yorkshire Dales and the Amside & Silverdale AONB as well as excellent links to the road and rail network. For more information on the surrounding area, please turn to page 5.







Popular Lakes village

The Lake District National Park needs no introduction but the picturesque village of **Lindale** may do. Lying to the north eastern side of Morecambe Bay Estuary, the village has a primary school, village hall and a pub, The Royal Oak.

Grange-over-Sands (just 2.4 miles distant) an Edwardian seaside town offering a good range of amenities and a delightful promenade. It is a small yet lively community with a surprisingly large range of local societies and interest groups. There is a wide choice of recreational facilities including tennis courts, restaurants and seasonal events. The climate is mild due to its proximity to the sea and the Gulf Stream.

Cartmel (3.8 miles) is one of South Lakeland's oldest villages just outside the Lake District National Park and now a popular 'foodie' destination with Michelin starred L'enclume amongst the choice on offer. Dating back to the 12th Century, the village grew up around the now famous Priory and is full of medieval charm. There's a delightful selection of traditional pubs, cafes and shops with ancient narrow winding streets. The square is also home to the Cartmel Village Shop, famous for its Sticky Toffee Pudding. Cartmel is also home to one of the smallest and most picturesque racecourses in the country. The course has six days racing during the summer months.

Nearby Yew Tree Barn at Low Newton is also worth a visit with its architectural salvage, gallery and café.

Within the Lake District and close to the Yorkshire Dales National Parks, there are enormous opportunities for walkers, climbers, cyclists and sailors - this is your chance to live the weekenders' lifestyle all year round!

In education terms, there is a primary school in the village and secondary schools in Ulverston and Kendal. Independent schools are at Windermere and Sedbergh.

Road and rail links - J36 of the M6 is 11.3 miles distant with easy access to Oxenholme Station (11 miles) on the West Coast line; there is also a railway station at Grange-over-Sands on the Furness Line, which runs between Barrow-in-Furness and Lancaster with connections to the West Coast line and Manchester Airport.

... **and for further afield**, airports are at Leeds Bradford (67.4 miles) Manchester (85.8 miles) and Liverpool (91.4 miles).

To find the property - from J36 of the M6, proceed north along the A591 and take the slip road signposted A6 Grange/Barrow/Milnthorpe. At the Brettargh Holt roundabout take the first exit onto the A590. At the Meathop roundabout, take the first exit signposted onto the B5277 Grange-over-Sands, continue for a further 1.3 miles and at the Lindale roundabout, take the second exit onto Lindale Hill and turn first left onto School Hill. After passing the Village Hall on the left, turn left onto a private drive signposted Macallan. Proceed to the top of the drive.

For viewings, we recommend parking on Lindale Hill and proceeding on foot.

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Services and specifications

- Mains electricity, gas and drainage
- Metered mains water
- Gas central heating with wood burning stove in the sitting room
- uPVC double glazed windows
- Fibre broadband available
- Surround sound in the sitting room
- Oak internal doors
- External lighting





Kitchen view

The finer details

Council tax

Macallan is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

T: 0300 373 3300 W: www.westmorlandandfurness.gov.uk

Planning Authority

The Lake District National Park Authority

T: 01539 724555 W: www.lakedistrict.gov.uk/planning

Please note

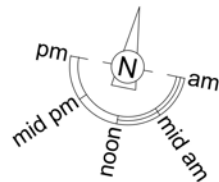
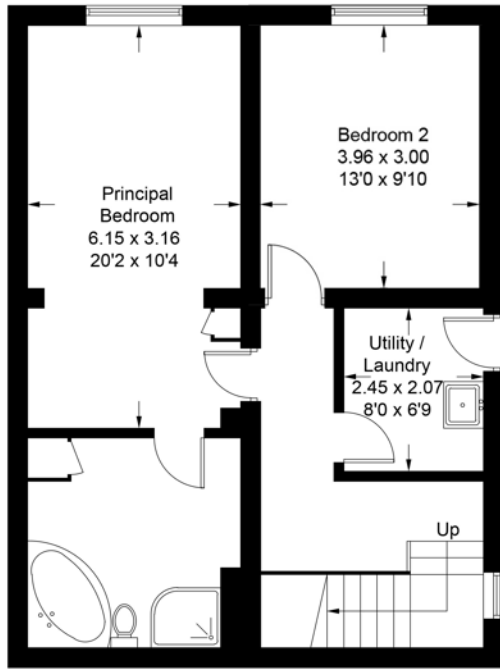
- The summerhouse is included in the sale
- Carpets, curtains, blinds, curtain poles, light fittings, surround sound system, items of furniture and garden furniture are available by separate negotiation
- The neighbouring property, School Hill Cottage has a vehicular and pedestrian right of access across the first section of drive to access their garage.

Money Laundering

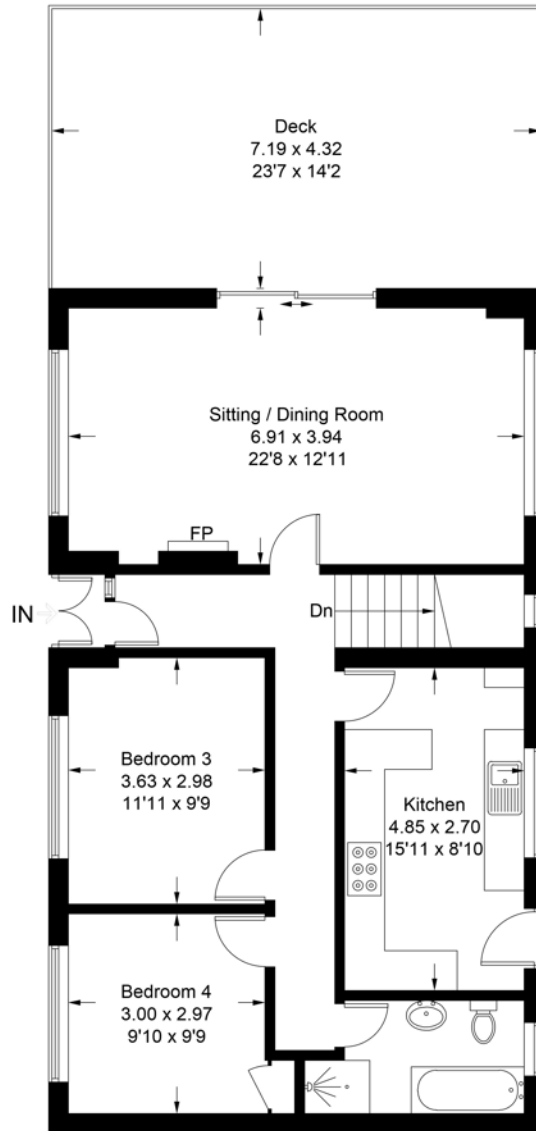
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft

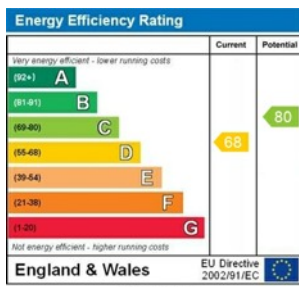


Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061951)



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