



Holly Bank, Windermere Road, Lindale  
Offers Over £525,000

Your Local Estate Agents  
Thomson Hayton Winkley



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A deceptively spacious detached bungalow with beautiful countryside and bay views situated in a desirable location within Lindale village. Having three bedrooms, two reception rooms, breakfast kitchen with pantry, five piece bathroom, en suite, delightful gardens, garage and ample parking.













## HOLLY BANK

An impressive detached residence with spectacular far reaching views towards the bay and of open countryside occupying a private position within Lindale village where the amenities include a church, primary school and a public house/restaurant. It is also on the main Kendal to Barrow bus route. Grange-over-Sands is just a short drive away where a variety of shops, cafes, a post office, well renowned butchers and a railway station are amongst the many amenities available there. Lindale is within easy reach of road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The well presented spacious accommodation, which has lovely views from all aspects, briefly comprises entrance hall, lounge, dining room, breakfast kitchen with pantry, three double bedrooms, five piece bathroom and en suite shower room. The property benefits from double glazing and gas central heating.

Outside, which also benefits from the outstanding views, offers delightful well presented gardens and patios, ample parking and a garage with utility space.

## ENTRANCE HALL

13' 11" max x 13' 9" max (4.26m x 4.20m)

Double glazed door with adjacent double glazed window, radiator, built in cloaks cupboard, built in airing cupboard housing hot water cylinder, loft access, ceiling rose, coving, dado rail, Amtico flooring.

## LOUNGE

22' 0" max x 13' 9" max (6.71m x 4.21m)

Three double glazed windows, two radiators, decorative electric fire to feature stone fireplace, ceiling rose, coving, picture rail.

## DINING ROOM

11' 10" max x 11' 5" max (3.63m x 3.49m)

Double glazed patio doors to garden, radiator, built in shelving, ceiling rose, dado rail.

## BREAKFAST KITCHEN

15' 1" max x 11' 8" max (4.60m x 3.56m)

Double glazed door to garden, double glazed window, good range of base and wall units, sink, space for cooker with extractor hood over, integrated fridge, freezer and dishwasher, built in pantry with lighting and shelving, recessed spotlights, coving, dado rail, tiled flooring.









## **BEDROOM**

16' 1" max x 12' 10" max (4.92m x 3.92m)

Double glazed window, radiator, fitted wardrobe, wall light, ceiling rose, coving.

## **EN SUITE**

9' 2" max x 3' 10" max (2.81m x 1.17m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror with lighting, built in cupboards, loft access, recessed spotlights, tiling to walls and floor.

## **BEDROOM**

14' 11" max x 14' 8" max (4.55m x 4.48m)

Two double glazed windows, two radiators, excellent range of fitted wardrobes, cupboards, drawers and dressing table, wall lights, ceiling rose, coving, dado rail.

## **BEDROOM**

14' 11" max x 11' 9" max (4.55m x 3.59m)

Double glazed window, radiator, excellent range of fitted wardrobes, cupboards and shelving, recessed spotlights, coving.

## **BATHROOM**

9' 8" max x 9' 4" max (2.95m x 2.85m)

Double glazed window, radiator, five piece suite in white comprises W.C., bidet, wash hand basin to vanity, bath and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, coving, tiling to walls and floor.

## **GARAGE WITH UTILITY SPACE**

19' 0" max x 15' 0" max (5.80m x 4.59m) Electric up and over door, single glazed pedestrian door, light and power, Belfast sink, water supply, gas central heating boiler, base and wall units, fitted worktop and shelving, plumbing for washing machine.

## **OUTSIDE**

Accessed via a private driveway shared with one neighbouring property, the generous gardens and grounds which take full advantage of the impressive views, include many seating areas, ample parking, a garage with utility space, pond, timber garden shed and well stocked gardens offering a variety of established trees and shrubs providing colour and interest throughout the year.

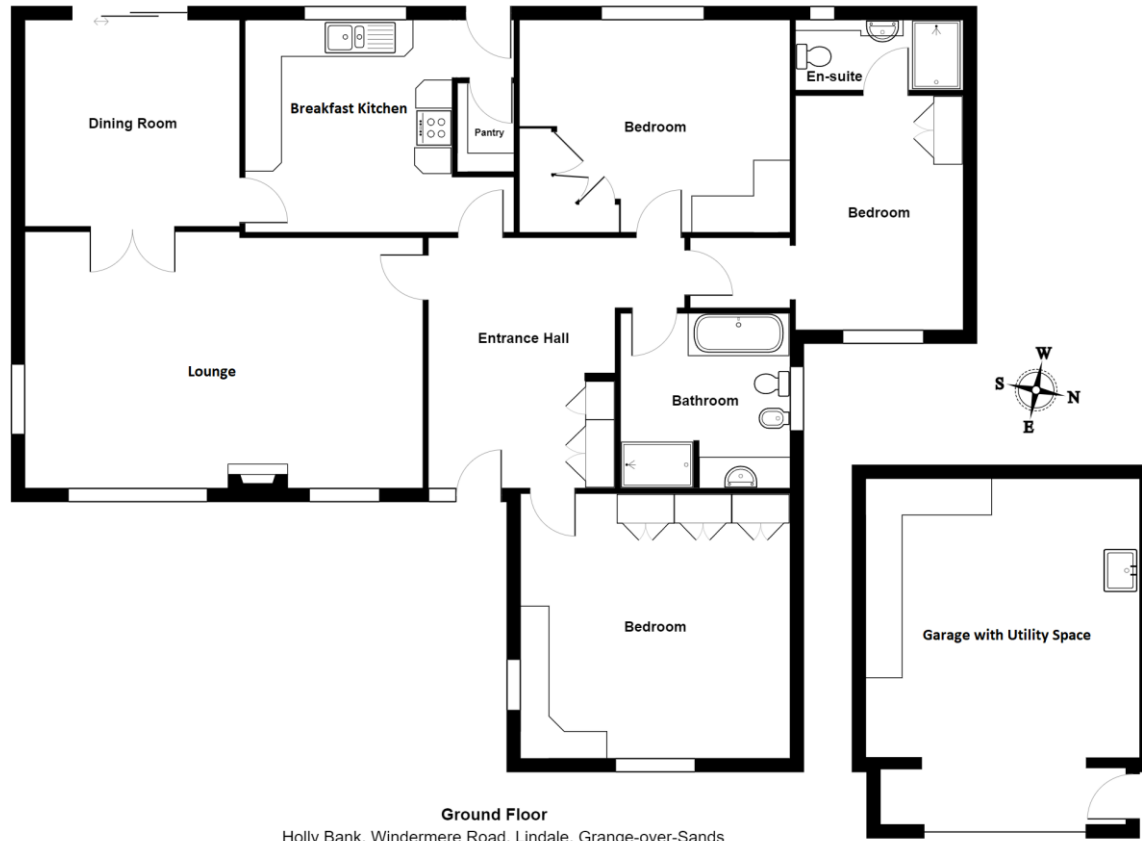
## **SERVICES**

Mains electricity, mains gas, mains water, non mains drainage.

## **COUNCIL TAX BANDING**

Currently Band F as per the Valuation Office website.





**Ground Floor**  
 Holly Bank, Windermere Road, Lindale, Grange-over-Sands  
 Total Area: 162.8 m<sup>2</sup> ... 1752 ft<sup>2</sup>

**Lower Ground Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.

### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should be aware that: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

### DIRECTIONS

Leave Grange on the B5277 in the direction of Lindale and at the mini roundabout take the first exit and proceed up Lindale Hill, taking a sharp left turn opposite the Royal Oak public house and restaurant to find the driveway being the second on the right marked "Bankfield" and "Holly Bank". Turn in to the driveway and proceed past "Bankfield" to find "Holly Bank".

### WHAT3WORDS:

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