



Greenside  
Crosthwaite | Kendal | LA8 8JL

FINE & COUNTRY



GREENSIDE

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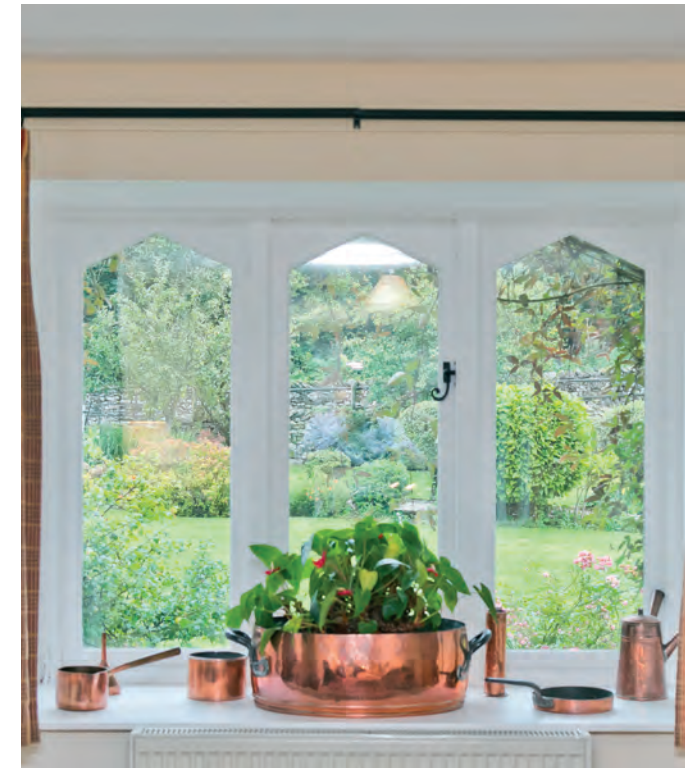












Situated amongst the stunning countryside of the Winster Valley near Crosthwaite, Greenside is a beautiful and authentically restored barn conversion offering discerning purchasers the chance to own a truly serene home and over 4 acres of land within the Lake District National Park. This unique property is full of charm, with much attention focused on retaining the original history when converted into a detached, 4 bedroom family home. Within the same ownership for nearly 20 years, the property has been immaculately maintained and sympathetically updated throughout the time. Further surrounding land has been acquired so Greenside now offers not only a large private garden but also 4 acres of grazing land and stables. The picture perfect setting allows for stunning views across the aspects, with glimpses of Fairfield Horseshoe seen over the rolling green countryside.



The local area offers something for everyone, with a great many walks, cycling routes and bridleways accessible from your doorstep. It is conveniently located for those looking to commute with the A591 just a 10 minute drive and J36 of the M6 and Oxenholme train station under 20 minutes away. The rural village of Crosthwaite is a unique area, famed for its harvest of Damsons, and is surrounded by an expanse of fields, with a beautiful backdrop of the Lake District fells. The fantastic community is a great place to raise a family, not only for the peace and safety the countryside offers but there is also a wonderful primary school with a choice of good public and private schooling at all levels nearby in Kendal and Windermere. Both the busy honey pot villages of Bowness and Windermere are within a 10 minute drive with Kendal just 8 miles away which offer a wide range of shops, cafes, restaurants, bars and local amenities. Within easy reach are Windermere Marina, Royal Windermere Yacht Club and Windermere Golf Club. You are spoilt for choice with a renowned selection of countryside pubs nearby including the renowned The Masons Arms in Strawberry Bank.

Accessed off a quiet countryside lane, a gated entrance opens up on to the private gravelled driveway that is lined with shrubbery, flanked by manicured lawns. A truly beautiful approach that opens up to the front of this charming stone built barn conversion, laced with climbing, purple flowering, clematis over the front, that wraps around the covered entrance door. The beautifully restored lancet windows are a testament to the period of the property, mimicked in the entrance door that opens up to a welcoming entrance hall. From here, there is access into a sizeable cloak room with ample space for coats and shoes. Leading off from the entrance hall, you come to the first of the reception rooms, the snug. The log burner takes centre stage, set upon a slate hearth, it is wonderful for creating a cosy atmosphere during the winter months. Otherwise, the room is filled with natural light afforded from a triple aspect that gives a lovely view of the prestige front garden.





The kitchen is the heart of the home, with a 2 door AGA perfectly creating that warm and inviting atmosphere so revered with a traditional Lake District home. There is ample space for a family sized dining table within and the traditional shaker style painted wooden units wrap around the kitchen, finished with slate worktops. Further appliances include an integrated dishwasher and fridge and the room enjoys a lovely front aspect. There is also access into a walk in pantry and integral access to the attached double garage that benefits from space and plumbing for utilities.

The sitting room is located off the kitchen; this large formal reception space centred around a unique and fitting antique multi-fuel stove, set upon a stone flagged hearth. Further charming features include lintels and matching lancet French doors that lead out onto the front. Completing the ground floor accommodation is the versatile home office which can be reached from both the sitting room and integral garage. It enjoys a lovely private aspect over the enclosed courtyard to the rear of the property and was previously a utility and boot room.











The staircase leads up from the entrance hall, opening out onto a large landing. This space was previously sectioned off as a further bedroom but has now been opened up to create a selection of full length built in storage cupboards however could easily be restored to a bedroom if required. At present, the first floor provides a choice of four double bedrooms, of which one benefits from an ensuite and there is also a modern family bathroom. Each room enjoys a unique snapshot over the surrounding countryside that stretches out across the fields of the Winster Valley to the distant fells of the Lake District. The master bedroom is situated within what would once have been the hayloft of the barn and thus enjoys high vaulted ceilings with original exposed wooden trusses and ceiling beams. The plasterwork has been left rough in homage to its original heritage, so coupled with the triple aspect of stunning views, it is truly an idyllic country house master suite. The modern yet traditional style family bathroom is set as a Jack 'n' Jill to the principal bedroom and includes a good sized walk in rain shower and a Burlington freestanding clawfoot bath. It is the generously proportioned fourth bedroom located above the garage extension that benefits from an ensuite bathroom.



































Outside, the surrounding garden is a haven for both the local wildlife and families to enjoy. Manicured lawns sit to either side of the driveway, lined with evergreen and flowering shrubbery for a beautiful welcome throughout the seasons. Dotted across the lawn are a selection of apple, pear and damson trees and those with green fingers will be delighted with the space to flourish throughout the garden. At the top of the driveway sits the well kept stables which include bays for a large horse and pony, along with a secure tackroom. This is the ideal spot for those with equestrian interests, with a separate 4 acre field of grazing land and woodland area with great hacks and bridleways available on the doorstep. The garden continues around to a further spacious lawn area, again bounded by a variety of shrubbery, plants and trees. The stone wall boundary ties in beautifully with the surrounds, so the garden becomes an extension of the rolling countryside beyond. The large stone flagged patio is perfect for alfresco dining and outdoor entertaining in the summer months. It continues around to the enclosed flagged courtyard accessed from the garage.









**Directions**

From the A590 trunk road at Gilpin Bridge, take the Lyth Valley road (A5074), continue past the Lyth Valley Country House for 1.1 miles and at the cross roads turn left signposted Cartmel. Continue along this lane for around 1 mile and Greenside is on the left hand side. The property can also be approached from Bowness and Winster in the north and from Witherslack and Cartmel Fell from the west.

**Services**

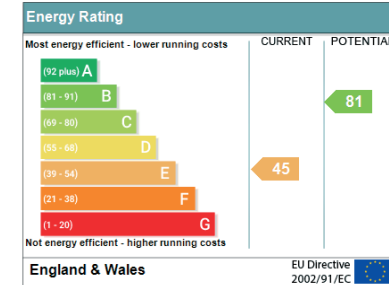
Oil Fired Central Heating  
Private Water  
Private Drainage.

**Tenure**

Freehold

Address: Greenside, Crosthwaite, KENDAL, LA8 8JL

RRN:





# Greenside

Approximate Gross Internal Area : 216.53 sq m / 2330.71 sq ft

Garage : 34.45 sq m / 370.81 sq ft

Outbuilding : 39.08 sq m / 420.65 sq ft

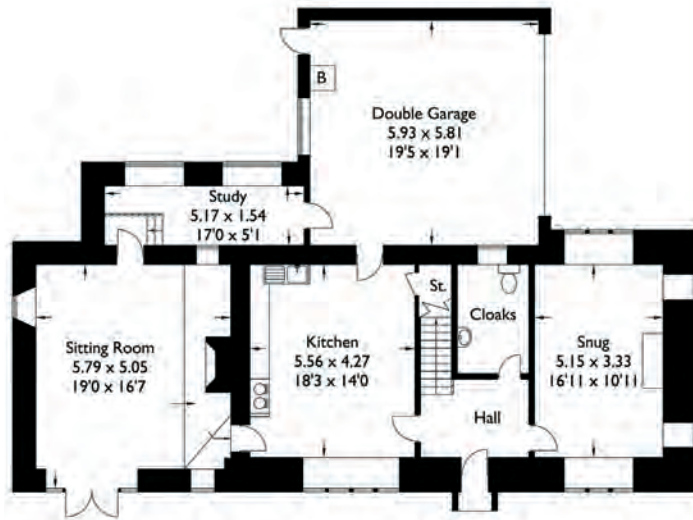
Total : 290.06 sq m / 3122.18 sq ft



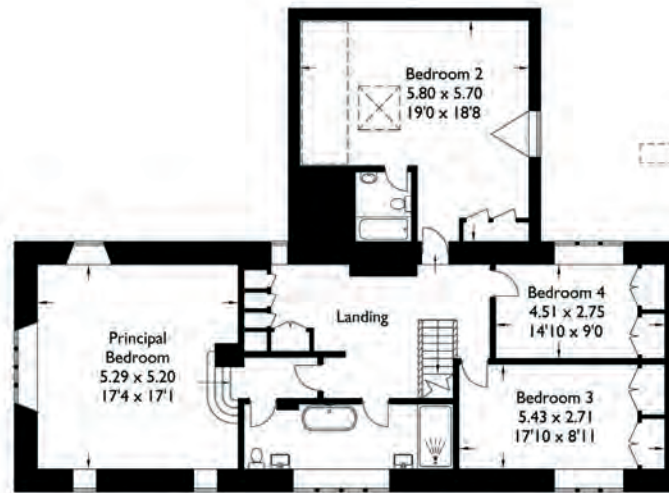
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Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



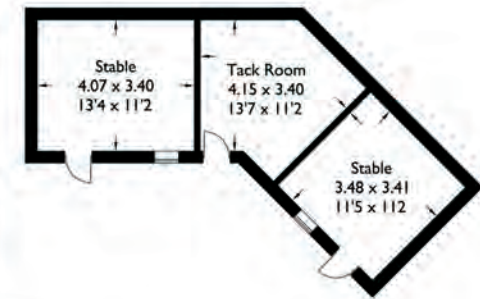
--- Restricted Head Height



Ground Floor



First Floor



Outbuilding

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU









# FINE & COUNTRY

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