



Gilpin Cottage

Starnthwaite Ghyll, Crosthwaite, LA8 8JN

Guide Price £350,000

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Gilpin Cottage is a delightful, sizable two-bedroom home which offers level living. The property is nestled in the development of Starnthwaite Ghyll. The most prominent feature of the property is that it is surrounded with picturesque countryside which is visible from most of the windows in the property. It has an abundance of natural light throughout and would be suited for permanent occupation, holiday let or second home use. The accommodation briefly includes open plan living/dining room, two double bedrooms and a bathroom and a fitted kitchen. The small garden and surrounding fields are a haven for local wildlife and can be enjoyed from almost every window in the house. There is a private driveway which leads to a garage and affords ample parking for two vehicles.

Located in the heart of the Lyth Valley in a small hamlet north of the picturesque village of Crosthwaite, Starnthwaite Ghyll is a prestigious conversion and development built in 1987, nestling within the beautiful Gilpin Valley on the River Gilpin, just half a mile from the centre of Crosthwaite village. Crosthwaite will appeal to all ages thanks to its lively community that is centered around the active village hall and local primary school, rated outstanding by Ofsted. Commonly known as 'The Damson Valley', Crosthwaite is situated within The Lake District National Park and is approximately 5 miles from Bowness and, in the other direction Kendal, with easy access to the M6, ideal for commuters looking for a more laid back and peaceful lifestyle. There is an abundance of walks to be enjoyed right from your doorstep and with the Lakeland Hills close by you are certainly spoilt for choice. Locally, there is a good selection of quality pubs including the popular Punch Bowl which includes a post office three times a week and there is a weekly local Fairtrade shop and homemade cakes in the village hall.



Accommodation

To the side of the front door is an outdoor storage cupboard, which offers good storage and is shelved out. A wooden external door leads into a porch, a great space with coat hooks for boots and wet coats and has a fitted door matt.

Inner Hallway

Good size hall which gives access to the bedrooms and loft which is boarded out and has a loft ladder.



Living Room

Splendid open plan living / dining space with windows to three sides including patio door which leading out onto the side of the property. The windows offer views of the surrounding countryside. There is an electric fire sat on a slate hearth with matching surround. There is ample room for a family dining table.



Kitchen

Attractive fitted kitchen with a range of wall and base units to three sides finished with laminate work surfaces. The kitchen is equipped with a range of built in appliances including an electric oven, electric four ring hob, extractor hood, fridge, freezer. There is space and plumbing for a washing machine. There is a stainless-steel sink unit with drainer and kitchen is finished with a tiled backsplash and cushion flooring. The kitchen has a window overlooking the countryside. From the external door out of the kitchen there is a lean-to porch with a sliding door out to the rear of the property.

From the inner hallway

Bedroom One

Good size double bedroom to the front of the property with built in double wardrobes with hanging space.



Bedroom Two

Double bedroom enjoying an aspect out to the rear over open countryside and features a single open built in wardrobe space.

Bathroom

Three piece suite in champagne comprising paneled bath with shower over. WC and pedestal wash basin The bathroom is neatly finished with partially tiled walls and vinyl flooring.

Outside

To the front of the property is a small, paved area with a wooden pergola over perfect to sit and enjoy a morning coffee. A driveway leads across the front of the property to a garage with double doors and to the rear of this is a large wooden shed which is in need of some attention, removal of this could make way to create a lovely, private sunny sitting out area. The property benefits from a pathway around from back to front with planted rockery style areas to enjoy colors of the changing seasons.

Directions

From our Windermere office proceed down Lake Road to Bowness. Continue across the mini-roundabout and almost immediately turn left opposite St Martins church into Kendal Road. Continue along this road, through the village of Winster and then past the Damson Dene Hotel. Continue ahead and at a junction signposted Crosthwaite continue straight on into the village. Take the next turn left signposted Starnthwaite/Crook and continue along this lane for approximately ½ mile, the entrance to Starnthwaite Ghyll is on the left. Follow the drive through the development and Gilpin Cottage is to the rear of the development.

Whatthreeords: [///wizard.cove.panoramic](http://wizard.cove.panoramic)

Services

Mains electric and water connected. Electric central heating system through air source heat pump. Shared drainage for 19 properties on the development. The shared drainage system was replaced two years ago.

Tenure

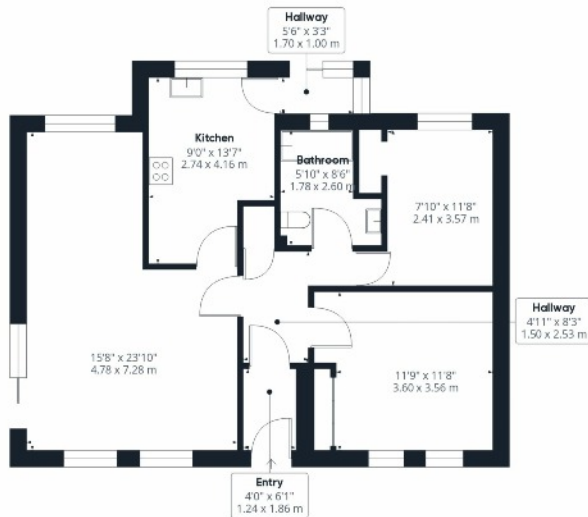
Freehold

Internet Speed

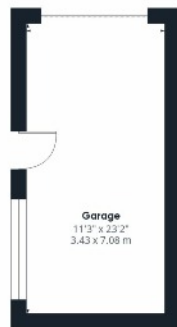
Standard speed of 13 Mbps download and for uploading 1 Mbps as per Ofcom website.

Council Tax Band

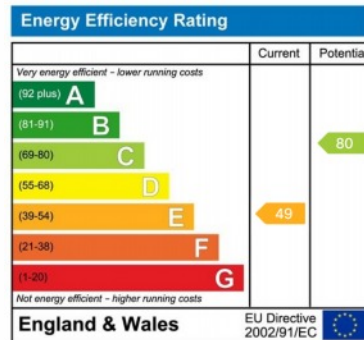
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Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1106.87 ft²
 102.83 m²

(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.

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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 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.

