



Crosthwaite

£415,000

Gilpin Burn, Crosthwaite, Kendal, LA8 8HX

Welcome to Gilpin Burn, a delightful property with generous parking allowance and rear gardens, nestled in the heart of Crosthwaite and within the stunning Lyth Valley, offering a serene lifestyle amidst nature's beauty. The market town of Kendal and the bustling Lakeland Centre of Bowness-On-Windermere are only a short drive away.

As you step inside, a convenient storage cupboard greets you, perfect for tucking away coats and shoes.

The kitchen is equipped with fitted wall and base units, complemented by integrated appliances including a Beko double oven, a four-ring hob and a stainless steel sink. There's ample space for a fridge/freezer and plumbing for a washer/dryer making it a practical and efficient space for culinary endeavours.

Quick Overview

Semi-detached property

Three bedrooms

Fitted Kitchen

Spacious Living/dining Room

Close to local amenities

No upward chain

2/3rd of an acre of serene woodland

Idyllic gardens

Driveway parking

Ultrafast Broadband*



3



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1



E



Ultrafast
available



Driveway Parking

Property Reference: K7093



Living Room



Kitchen



Kitchen



Bedroom One

The inviting living/dining room, featuring a charming open fire place, provides a cosy atmosphere for gatherings and relaxation. With direct access to the outside, it seamlessly connects indoor and outdoor living.

Upstairs, you'll find two spacious double bedrooms one with built-in wardrobes and one with storage cupboards housing the hot water cylinder. One of these bedrooms offers a picturesque view over the woodland. Additionally there's a versatile single room perfect for a home office or guest room. The house bathroom is well-appointed with a WC, wash basin, walk-in shower and a panelled bath with a heated towel rail.

Outside, the property boasts a lovely seating area and a lawned garden, perfect for enjoying sunny days. The highlight is the approximately 2/3 of an acre of enchanting woodland, a haven for wildlife enthusiasts, adorned with bluebells and offering access to the serene River Gilpin. Perfect for obtaining wood to burn in the living room in winter and a beautiful place to take in the country side.

While the house may benefit from some updating, its location is unbeatable. Situated near the award-winning Punch Bowl Inn and a local primary school, Gilpin Burn offers the perfect blend of rural tranquillity and community convenience. Embrace the opportunity to make this home your own and enjoy the idyllic lifestyle it promises.

Accommodation with approximate dimensions:

Entrance Hall

Storage Cupboard

Living Room 20' 4" x 11' 9" (6.20m x 3.60m)

Kitchen/Dining Room 13' 10" x 11' 9" (4.22m x 3.60m)

First Floor

Bedroom One 11' 9" x 11' 5" (3.60m x 3.50m)

Bedroom Two 11' 7" x 11' 5" (3.54m x 3.50m)

Bedroom Three 8' 5" x 8' 5" (2.59m x 2.59m)

House Bathroom

Property information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax - Band D.

Services: Mains electricity, mains water, private drainage and economy seven central heating.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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

What3Words & Directions: [///splash.trembles.soft](https://www.what3words.com/splash.trembles.soft)

From Kendal head West on the Underbarrow Road for approximately 2½ miles into Underbarrow passing the Black Labrador on the left. Proceed through the village heading to Crosthwaite. Once in the village pass the Church on the left and beyond the Village Hall on the right hand side. Pass the Oak Fold development on the right and take the next right heading to Dodds Howe. Proceed for approximately ½ a mile and Gilpin Burn can be found on the left at the corner bend.

Viewing: Strictly by appointment with Hackney & Leigh.

Agents Note: This property is sat on two title plans.

Anti Money Laundering Regulations: 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 Two



Bedroom Three



Rear garden

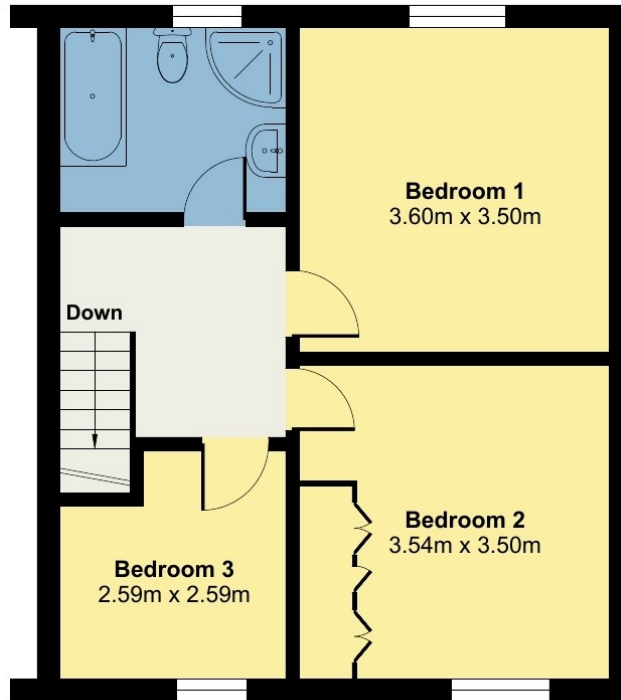


Woodland

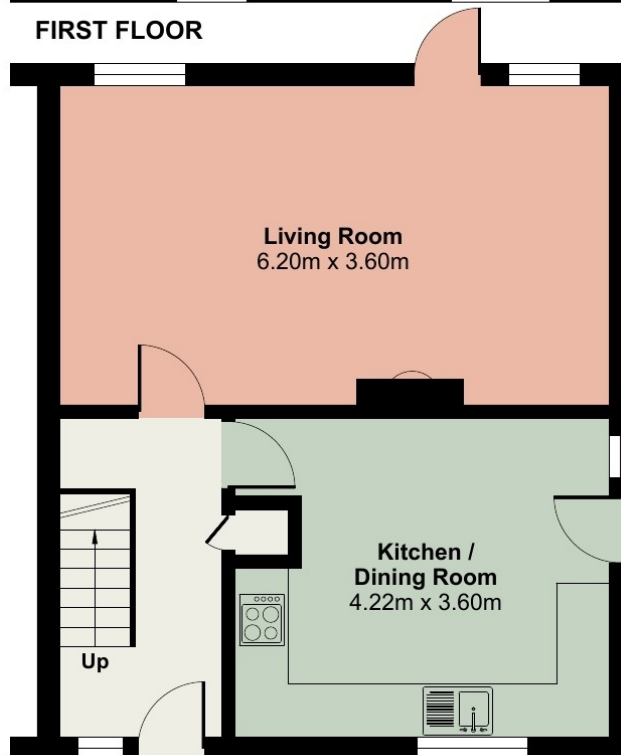
Gilpin Burn, Kendal, LA8

Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 14/05/2025.

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