



Low Fell Cottage



## Low Fell Cottage

Crosthwaite, Kendal, Cumbria, LA8 8JG

Set within the Lake District National Park, Low Fell Cottage enjoys an elevated yet sheltered location, offering peace and tranquillity in its very own magical 12 acre woodland and garden setting, yet is only a short drive from the market town of Kendal, the M6 and mainline railway station at Oxenholme. Picture perfect in every way this traditional Lakeland stone built cottage first started life in the 1930's and over the years has been improved and extended creating a new perfect family residence or holiday let of exceptional quality.

The accommodation includes a welcome dining hall, 24' living room, superb bathrooms, kitchen and utility, along with four bedrooms, two on the ground floor. This cottage is everything a Lakeland home should be - beautiful walks from the doorstep, abundant wildlife in the garden, and super accommodation providing charm and satisfying modern needs. A home sure to be of interest to those seeking to escape the pressure of 21st century living.

### Quick Overview

Charming stone and slate Lakeland cottage

Set within its own magical woodland setting

Spacious layout with 24' living room

Dining Hall and excellent fitted breakfast kitchen

Utility room & walk-in larder

Two ground floor bedrooms one with en-suite bathroom

Two first floor bedrooms with views and house bathroom

Integral garage, two driveways with parking

Delightful private gardens





## Location

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Low Fell Cottage can be approached easily from Bowness to the north and by way of the Lyth Valley to the South.

The property is situated on a quiet country lane off the A59074 Gilpin Bridge to Bowness road (just over five miles north of Gilpin Bridge and four miles or so south of Bowness).

The turning to Low Fell Cottage is in sight, of and just south of the Damson Dene Hotel with the cottage then the third property on your right hand side along the quiet lane.

With two gated driveways one providing access to the garage, and one to the front of the cottage, there is ample parking and turning.

# Welcome

Tucked away in the very heart of the Lake District National Park is Low Fell Cottage built in 1936 with more recent extensions and the first impression of this chocolate box cottage will be one of delight.

Stepping into the open stone and slate porch with its mature wisteria the scene is set for what awaits behind the front door, from the tasteful decoration in heritage colours to the William Morris period wall paper all of which that blend well with the modern twists of the fitted and equipped kitchen and utility to the excellent bathrooms.

The first room you enter is the dining hall, warm and welcoming with windows to the front and side and the staircase leading up to the first floor.

## Specifications

**Dining Hall**  
15' 0" x 9' 11" (4.57m x 3.02m)





# The Breakfast Kitchen

## Specifications

**Breakfast Kitchen**  
13' 4" x 13' 1" (4.06m x 3.99m)

**Utility Room**  
11' 7" x 6' 11" (3.53m x 2.11m)



Off the dining hall to the rear overlooking the gardens is the excellent fitted breakfast kitchen with its useful under stairs cupboard with shelving and light, and oak flooring that runs through into the utility. Fitted and equipped to a high standard of finish with Shaker style units in soft cream, comprising of wall, base and drawers with complementary slate work surfaces with drainer and inset Franke bowl and half stainless sinks, and co-ordinating part tiled walls. Kitchen appliances include two built in Neff ovens and a Neff microwave, five ring induction hob with cooker hood and extractor over and an integrate fridge and dishwasher. Excellent walk-in larder cupboard with stone keep shelf, window and light.

The utility room to the rear of the kitchen has two doors, one leading out to a sheltered patio and one to the side garden. Fitted with an excellent range of wall and base cupboards including a useful full height shelved cupboard and broom cupboard. Again with complementary slate worktops with inset Belfast sink and complementary wall tiling. Integrated appliances comprise; a built in fridge and freezer and Miele washing machine. Worcester boiler.

# The Living Room

Leading on from the dining hall you will find the splendid 24' living room, with its Lakeland green slate fireplace with open fire, and full height picture window and sliding patio doors opening onto a south facing Lakeland slate terrace, perfect for the afternoon and evening sun. A room that offers an opportunity to alter and improve with plans already drawn up.

Further along is a cloakroom with plenty of space for outdoor coats and boots. A window overlooks the garden and there is a vanity unit and wash hand basin and a heated towel radiator. A door then opens into an inner hallway with a concealed staircase leading down into the garage and a separate WC.

## Specifications

**Living Room**  
24' 6" x 16' 5" (7.47m x 5m)





## Ground Floor Bedrooms

### Specifications

#### Bedroom One

14' 11" x 10' 11" (4.55m x 3.33m)

#### Bedroom Two

14' 11" x 8' 10 max" (4.55m x 2.69m)



Back into the dining hall to the left of the staircase is a large double bedroom that enjoys a dual aspect to the front and side gardens. Adjoining the bedroom is the en-suite bathroom with attractive tiled flooring, panelled walls to dado height and three windows with slate sills. A four piece suite comprises; a roll top bath on ball and claw feet with shower mixer and tap, a corner tiled shower cubicle, pedestal wash hand basin and WC. There is a wall mirror, shaver and light point, heated towel radiator and down lights. Accessed from the bathroom is a large storage room with plenty of cupboard space and housing the hot water cylinder, ideal as a dressing room.

The second ground floor bedroom is just off the hallway, enjoying an aspect to the front garden and having a deep over stairs cupboard with shelving and hanging rail.

# First Floor Bedrooms

Following the stairs up to the first floor you will find two further bedrooms and the second bathroom. The landing provides plenty of light from the window and there is a useful under eaves storage cupboard.

Both bedrooms overlook the front garden with distant views when the trees are not in leaf, one being a large double with built in wardrobe, and one a large single again with a built in wardrobe.

The house bathroom has an attractive tiled floor with complementary tiled walls and a chrome towel radiator. A three piece suite comprises; a panel bath with shower over with rainfall head and separate hand held attachment, an oak vanity unit with slate top and wash hand basin and a WC. Wall mounted toiletry cabinet, shaver point and down lights.

## Specifications

### Bedroom Three

15' 1" x 11' 6" (4.6m x 3.51m)

### Bedroom Four

9' 11" x 7' 7" (3.02m x 2.31m)







## Outside

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Set within approximately 12 acres of mature woodland and cottage gardens being a true gardeners delight and playing host to an abundance of wildlife and birds including visits from deer and squirrels. With formal and informal areas, lawns and sheltered sitting areas together with a south facing sun terrace, all of which provide peace and quiet and above all privacy. The beds and borders are well stocked with a wide variety of shrubs, specimen plants and tree including azaleas and hellebore's providing interest and colour all year round. The elevated woodland behind the cottage is accessed through a charming bespoke rustic gate, then continuing up through the bracken and ferns, you come to a open space and sitting area. A perfect playground for children and adults alike.

**Integral Garage** 18' 1" x 17' 7" (5.51m x 5.36m) a large double with two windows, and internal staircase up to the inner hall. Note: The garage door is in need of replacement.

## Important Information

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**Services:**

Mains electricity, mains water. Oil central heating. Private drainage to septic tank, compliant with current binding rules.

**Tenure:**

Freehold.

**Energy Performance Certificate:**

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

**Council Tax Band :**

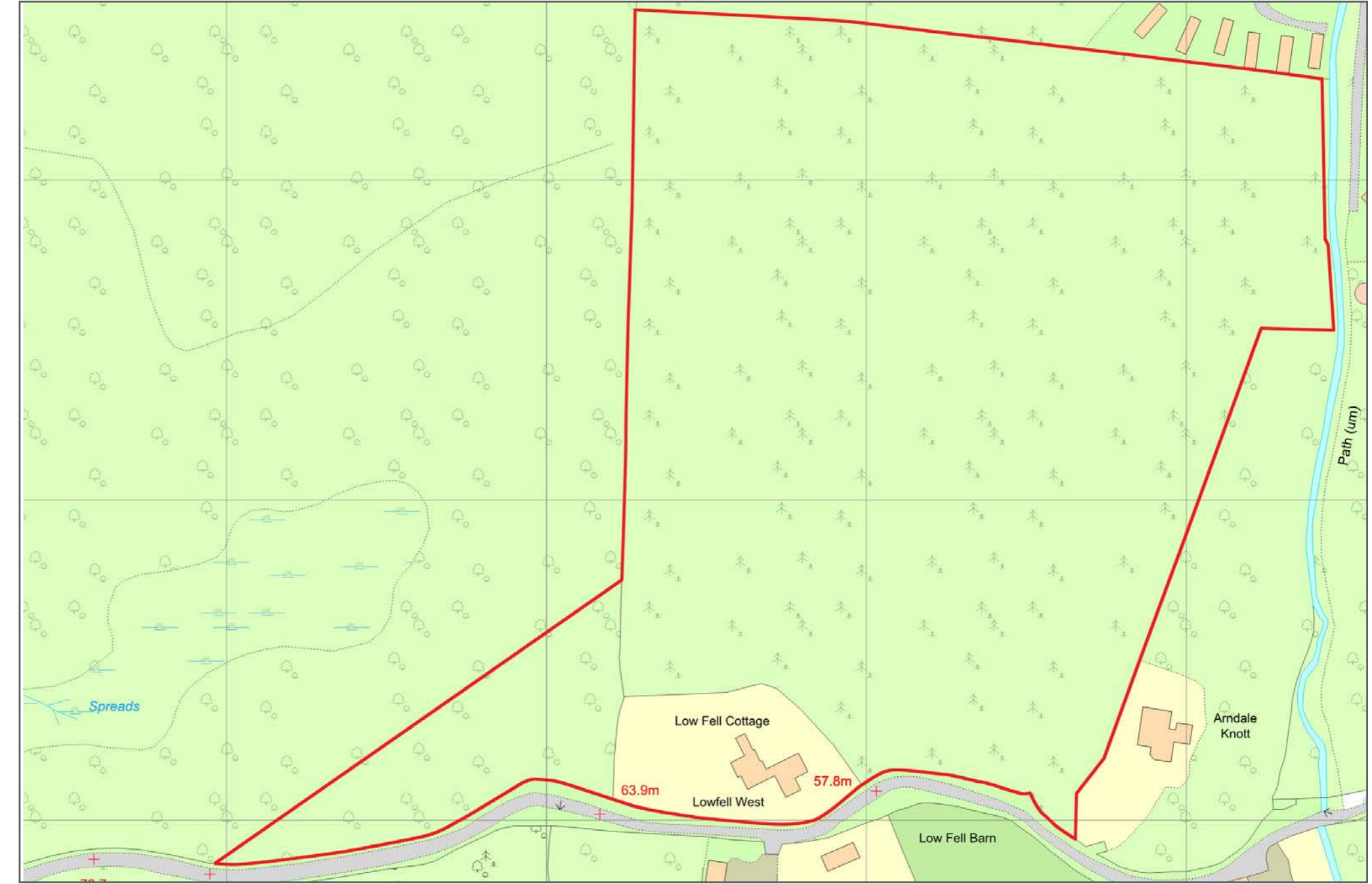
Westmorland and Furness Council - Band G



# Lowfell Cottage, Crosthwaite, Kendal, LA8

Approximate Area = 1931 sq ft / 179.3 sq m  
 Limited Use Area(s) = 74 sq ft / 6.8 sq m  
 Garage = 315 sq ft / 29.2 sq m  
 Total = 2320 sq ft / 215.5 sq m  
 For identification only - Not to scale

Denotes restricted head height





**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

Call us on 01539 729711

[kendalsales@hackney-leigh.co.uk](mailto:kendalsales@hackney-leigh.co.uk)

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