



10 Starnthwaite Ghyll

Crosthwaite, LA8 8JN

Guide Price £450,000

10 Starnthwaite Ghyll

Crosthwaite

Opportunity to purchase a delightful semi-detached house with 3 bedrooms (one ensuite), and a garage. The property is part of the exclusive Starnthwaite Ghyll development which is set in attractive, maintained gardens bordering the River Gilpin. The sale includes shared ownership of the gardens, the drive, the visitors' carpark and the neighbouring field. The house is south-facing and features lovely views from all the main rooms. Recently modernised, it would suit permanent occupation, holiday let or second home use. The accommodation includes entrance hall, utility room and integral garage on the ground floor; cloakroom with wc, open plan living/dining room and a fitted kitchen on the first floor and three bedrooms, one ensuite, and a family bathroom on the second floor. There is a private patio to the rear and space for parking a further two vehicles to the front.

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

A glazed entrance door and façade gives access to:

Entrance Hall

Spacious entrance hall with further window to side aspect making this a light and welcoming space. The hall has built cupboards with hanging rail.

Utility Room

To the rear is a purpose-built utility room with washing machine, dryer and stainless steel sink and drainer.

Integral Garage

Accessed from the hallway, this a generous single garage with remote controlled up and over door.

First Floor

Stairs lead up to a first floor landing with windows to two sides, built in book shelving on the stairs.

Cloakroom

Off the landing with WC, pedestal wash basin and cupboard under the stairs housing fuse box.

Open Plan Living Room

A glazed partition and door from the landing and stairs open into a splendid sitting room area made light and airy by the double glazed windows to both the front aspect and the side aspect. Built in bookcases with cupboards below on either side of a opening which lead through to the dining area. The formal dining area offers plenty of space for a generous table set and has a double glazed window to the front aspect.





Kitchen

A modern fitted kitchen with higher than average worktops and a range of wall, base and full height gloss units incorporating Neff oven and microwave, Neff induction hob with extractor, fridge and freezer, dishwasher, inset sink unit with waste disposal unit. The kitchen is finished with composite worktops and splash backs and spot lighting. The rear door leads out to a covered canopy porch and private patio terrace.

Second Floor

Central landing leading to

En-Suite Bedroom One

A good size double bedroom with built in wardrobes and shelves, a low picture window with vaulted dormer ceiling offers a lovely feature to this master bedroom suite which has an ensuite shower room, fully tiled with WC and pedestal wash basin built into a vanity storage unit with shaver point and mirror.

Bedroom Two

Currently a twin bedroom with built in wardrobe with sliding doors, low picture window with vaulted dormer style window.

Bedroom Three

A third generous single bedroom to the rear aspect, with built in wardrobes with sliding doors. Low PVC window and two skylights.

Bathroom

Three piece suite comprising paneled bath with shower over, WC and wash basin with under storage. The bathroom is fully tiled and has a heated towel rail, shaver point, extractor, window and a skylight.





Outside

No.10 enjoys a private paved patio area to the rear of the property with ample space for a table and chairs. The area in front of the property is private parking for two vehicles. The property also benefits from the delightful communal garden areas surrounding the property with generous lawned areas and a landscaped area with benches to sit next to the tranquil Gilpin River, and in addition there is a shared ownership of a neighbouring field and of the communal visitors' car park.

Services

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

Tenure

Long leasehold for the residue of 999 years from 1984. Starnthwaite Ghyll Management Company Limited is

responsible for the maintenance and repair of the building, roadways, garden and communal areas of which No.10 pays a fair portion. We understand that in the last few years the cost of maintenance has been £2000 per annum. The maintenance provides excellent value for money and peace of mind as the grounds and building are kept in immaculate condition. Ground Rent £10 per annum.

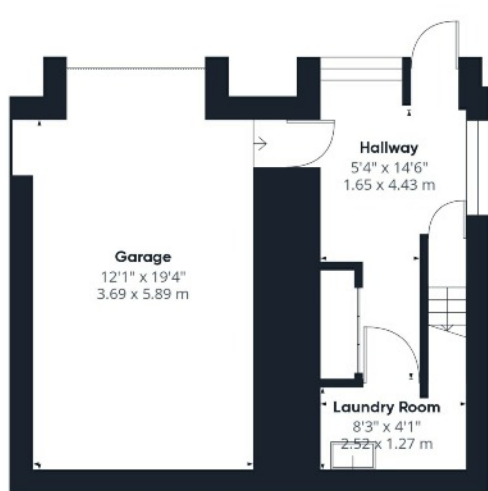
Internet Speed

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

Council Tax Band

E

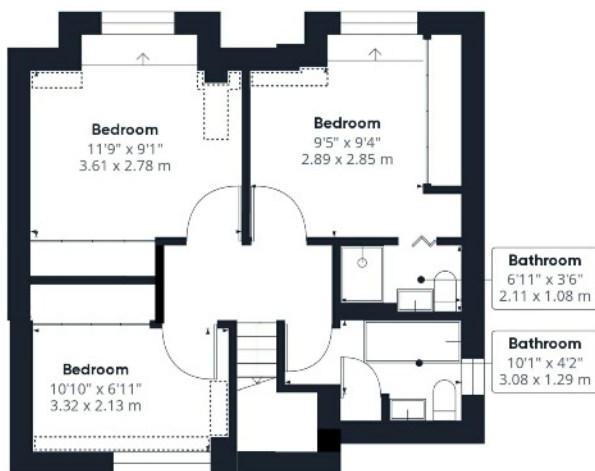




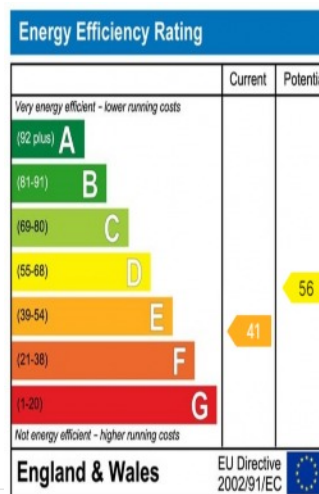
Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1294.81 ft²
 120.29 m²

Reduced headroom
 23.16 ft²
 2.15 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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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 Starthwaite/Crook and continue along this lane for approximately ½ mile, the entrance to Starthwaite Ghyll is on the left. Follow the drive through the development and No.10 can be found adjacent to the main apartment building with the car park in front.

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.

