



Gilpin View

3 Starnthwaite Ghyll, Crosthwaite, LA8 8JN

Guide Price £350,000

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Opportunity to purchase a delightful 2 bedroom property on this exclusive development. The property is nestled in the development of Starnthwaite Ghyll set on the river Gilpin with its most prominent feature of the property being surrounded with picturesque countryside which is visible from most of the windows. 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 room with fitted kitchen and to the first floor level two bedrooms and a bathroom. There is a private patio garden to the front nestled alongside the river and the surrounding fields are a haven for local wildlife and can be enjoyed from the windows of the property. There is plenty of parking for both the owners and guests in the communal car park for Starnthwaite Ghyll.

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

Open Planing Living Dining and Kitchen

A glazed front door opens into a lovely open plan living space with a sitting area to the front with wooden flooring throughout. A window overlooking the gardens, provides the room with plenty of natural light. An electric fire sat on a tiled hearth is a focal point of the room, there are also radiators. At the rear of the room you will find a fitted kitchen, with pine wall and base units and space for freestanding white goods. There is a freestanding cooker with extractor over. Off the kitchen area is a fitted walk in cupboard housing the electric boiler. Stairs lead up to the first floor landing.



Bedroom One

A double room with a window overlooking the countryside. There is a radiator and plenty of space for bedroom furniture.

Bedroom Two

A comfortable twin room with a Velux window. There is a radiator and plenty of space for a wardrobe.



Bathroom

A modern three piece white suite comprising of a bath with shower over and glass folding screen, wash hand basin and WC. Chrome heated towel rail and decorate slate tiles to walls and floor.

Outside

There is a small patio area with space for an outdoor dining set to enable you to enjoy the outdoors with the soft sounds of Gilpin river at the side. Plenty of parking is available in the communal parking area in front of Starnthwaite Ghyll.



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

D

Directions

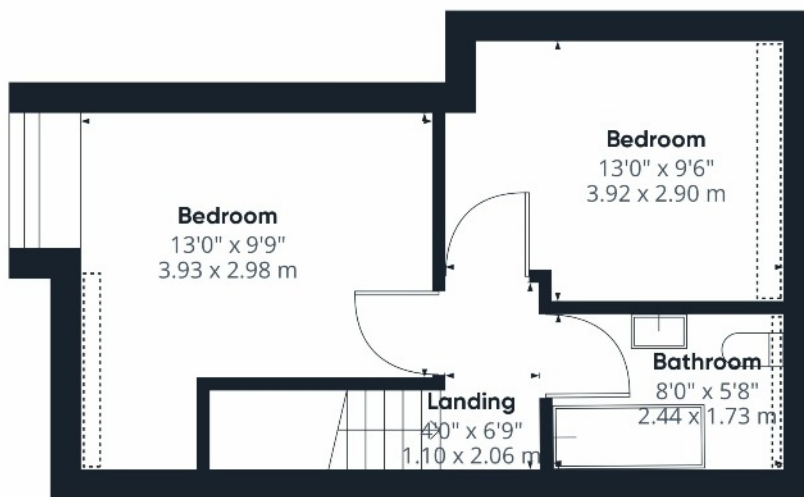
From our Windermere office proceed down Lake Road to Bowness. Continue across the mini-roundabout and almost immediately turn left opposite St Martins church into Kendal Road. Continue along this road, through the village of Winster and then past the Damson Dene Hotel. Continue ahead and at a junction 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 view can be found on the left handside.

Whattthreewords: ///pampering.combining.forum





Floor 0



Floor 1

Approximate total area¹¹
 714.19 ft²
 66.35 m²

Reduced headroom
 24.86 ft²
 2.31 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 are 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.

