



Crosthwaite

£395,000

Gilpin Burn, Crosthwaite, Kendal, Cumbria, LA8 8HX

Set in a peaceful, rural location in the village of Crosthwaite, yet just a short distance from Kendal and Windermere, Gilpin Burn is a unique property offering the rare combination of a home and its own private woodland. The property sits within approximately 0.62 acres of mature woodland along the River Gilpin, creating a serene and private environment. The woodland is rich in wildlife including deer, kingfishers and owls, and is filled with a variety of mature trees, an ancient yew, holly and carpets of bluebells in spring, providing a truly magical and timeless setting.

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



1



1



E



Ultrafast



Off road parking

Property Reference: K7093



Living Room



Kitchen



Bedroom One



Bedroom Two

Inside, the property provides practical accommodation. An entrance leads to a storage cupboard, ideal for coats, shoes and everyday essentials. The kitchen is fitted with wall and base units, a Beko double oven, four-ring hob and stainless steel sink, with space for a fridge/freezer and plumbing for a washer/dryer, providing a functional space for day-to-day living. The living and dining room is well-proportioned and features a traditional open fireplace, creating a focal point for the room, and benefits from direct access to the garden, connecting indoor and outdoor spaces seamlessly.

Upstairs, there are two double bedrooms, one with built-in wardrobes and one with storage cupboards housing the hot water cylinder. One of the bedrooms enjoys a delightful view over the woodland. A versatile single room offers an ideal space for a home office, guest room or hobby area. The family bathroom is fitted with a panelled bath, walk-in shower, WC, wash basin and heated towel rail, providing a practical space.

Outside, the property features a lawned garden and seating area, perfect for enjoying sunny days. The woodland, is the standout feature of the property and it offers opportunities for sustainable wood collection, walking, or simply enjoying the peace and privacy of this natural environment, with direct access to the tranquil River Gilpin. While the house is ready for the new owner to personalise and make their own, the location is exceptional. Gilpin Burn is close to the award-winning Punch Bowl Inn and a local primary school, combining rural tranquillity with community convenience. This property presents a rare opportunity to acquire a home with substantial private woodland, offering the chance to create a property perfectly in tune with its natural surroundings.

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 7 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).

Agent Note: Please note that the detached garage located to the right-hand side of the property is not included in the sale of Gilpin Burn.



Bathroom



Woodlands



River Gilpin

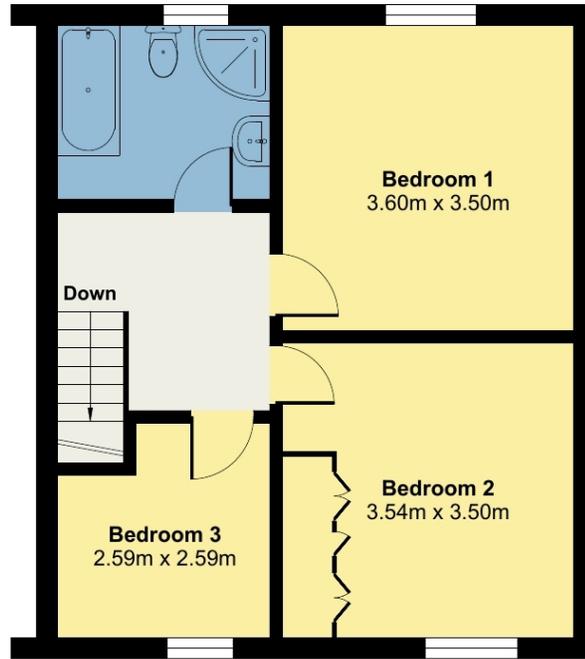


Ordnance Survey Ref F74D3376

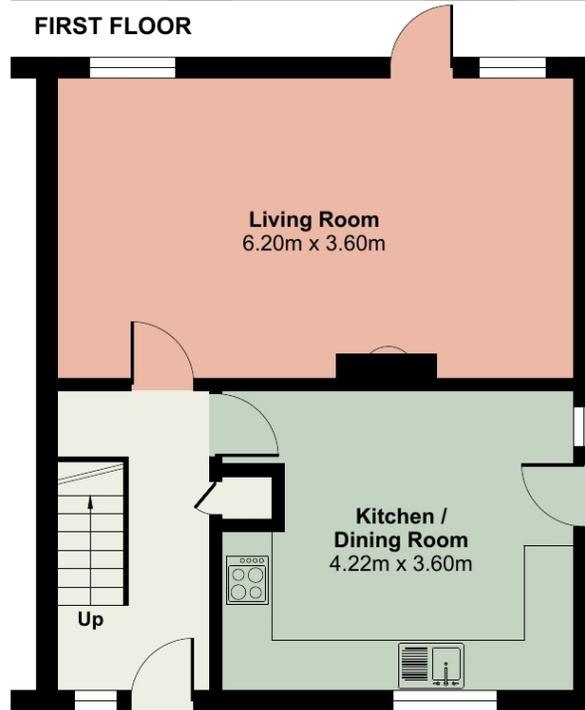
Gilpin Burn, Kendal, LA8

Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1283448

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 09/02/2026.

Request a Viewing Online or Call 01539 729711