



Crosthwaite

£450,000

Rokineath, Crosthwaite, Kendal, Cumbria , LA8 8HT

Set within the much sought-after Lakeland village of Crosthwaite, Rokineath enjoys a peaceful village setting with the convenience of Kendal and the wider Lake District within easy reach. Crosthwaite is a well-established and welcoming community, with a popular primary school, community centre and popular village pub all close by, whilst the surrounding countryside provides an outstanding setting for enjoying the fells, walks and scenery for which this area is so well known.

Tucked away within a generous corner plot, Rokineath is a spacious three-bedroom bungalow which has been lovingly held within the same family for generations. The property has been a much-loved home over the years and now offers a wonderful opportunity for a new owner to bring their own ideas, updating and adapting the accommodation to suit modern living.

Quick Overview

- Spacious detached bungalow
- Three bedrooms
- Generous corner plot
- Excellent potential to update
- Sought-after village location
- Far reaching Lakeland fell views
- Extensive loft space
- Dual aspect living dining room
- Garage and driveway parking
- Ultrafast Broadband Available



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Ultrafast
Broadband
Available



Garage &
Driveway Parking

Property Reference: K7383



Entrance Hall



Bedroom Three



Bedroom Two



House Bathroom

The property is approached over a gravelled driveway, providing ample off-road parking for multiple vehicles, with a garage and established planting adding to the appeal. The plot is enclosed by traditional Lakeland stone walls and occupies an elevated position to the rear, where the garden opens out towards the surrounding countryside.

On entering the property, the spacious hallway provides a central point from which the accommodation flows. To the right is bedroom three, a versatile single room with a front aspect which would work equally well as a child's bedroom, home office or study. The family bathroom lies adjacent, with a separate WC for convenience. The bathroom comprises a panelled bath with part-tiled walls, a separate shower cubicle set within a recessed alcove and fitted with an overhead shower and handrails, together with a pedestal wash hand basin.

Bedroom two sits opposite and is a particularly spacious double bedroom, enjoying a front aspect and fitted wardrobes. A loft ladder provides access to the substantial loft space above. Bedroom one is also a generous double room, again benefitting from fitted wardrobes. A useful shelved linen cupboard is conveniently positioned off the hallway.

The kitchen lies to the side of the property and provides direct access to the garden. It is fitted with a range of base units, inset sink and drainer, freestanding cooker, fridge and washing machine, together with a useful full-height pantry cupboard.

To the rear of the property, the generous living and dining room takes full advantage of the elevated position and wonderful open views. This is a particularly light and inviting room, with dual-aspect windows framing far-reaching views across the village towards the surrounding Lakeland fells. An electric fireplace with marble surround, mantle and hearth provides a warm focal point, whilst glazed doors open onto a raised balcony, offering a lovely place to sit and enjoy the changing seasons and uninterrupted views. To the right hand side, the spacious dining area provides plenty of room for a formal dining table and is well suited to family meals and entertaining.

Above, the extensive loft space is an exciting feature of the property, extending across the length and width of the bungalow. Subject to the necessary planning and building regulation consents, there is considerable potential to create additional accommodation.

Outside, the generous corner plot continues to impress. The graveled driveway provides extensive parking, whilst the garage offers useful storage. The rear garden has a wonderfully established feel, with a lawn bordered by rockery, planted beds, wood-chip areas and a variety of shrubs, creating an attractive and relatively low-maintenance space with plenty of scope for further enhancement. Beyond the garden, a neighbouring farmer's field reinforces the peaceful rural setting and provides an open aspect, whilst the Lakeland fells form a stunning backdrop.



Open plan living/dining room



Open plan living / dining room



Bedroom One



Kitchen



Kitchen



Open plan living/dining room

With its generous accommodation, substantial plot, beautiful outlook and scope to improve and extend, Rokineath offers a rare opportunity to create a home tailored entirely to the needs of its next owner, in a much-loved village at the heart of the South Lakeland countryside.

Accommodation with approximate dimensions

Entrance Hall

Bedroom Three: 8' 10" x 9' 10" (2.70m x 3.02m)

WC

House Bathroom

Bedroom Two: 9' 9" x 13' 3" (2.99m x 4.06m)

Bedroom One: 9' 10" x 13' 4" (3.02m x 4.08m)

Kitchen: 11' 4" x 9' 10" (3.47m x 3.01m)

Open plan living / dining room: 23' 9" x 27' 11" (7.26m x 8.51m)

Property Information

Parking: The property is accessed via a right of way over neighboring land, with a shared driveway leading from the main road to Rokineath. The property also benefits from a garage and driveway parking.

Tenure: Freehold

Services: Mains electricity and mains water. Private drainage via septic tank. The property has recently benefited from the installation of an air source heat pump.

Council Tax: Westmorland and Furness Council Tax Band: E

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: ///moats.fists.masterful

Entering the village via the Underbarrow/Crosthwaite Road, you will pass the primary school on the left-hand side. Take the next immediate left turn into a small cul-de-sac of three properties. Rokineath is the property situated at the end on the right-hand side.



Open plan living / dining room



Rear External



Rear Aspect



OS Map



Terrace

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

Agent's Note: 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.

Please also be advised that the neighboring properties septic tank is located in the rear garden of Rokineath.

Meet the Team

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A thought from the owners...

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