



Camellia Cottage, 4 Mill Cottages, Crook
£400,000



Camellia Cottage, 4 Mill Cottages

Crook, Kendal

A charming end terrace cottage located in a beautiful setting within the hamlet of Crook in the Lake District National Park. Both the Sun Inn and The Wild Boar public houses and restaurants are located in the village together with Becksides Golf Course. Crook offers easy access to Bowness, Windermere, Staveley, the market town of Kendal and is convenient for road links to the M6.

This charming 3-bedroom end of terrace cottage, which has been meticulously maintained by the current owners and exudes character and warmth. Upon entering the property, one is welcomed by an open plan living area featuring a captivating log burner as its centrepiece, perfect for cosy evenings with loved ones. On the other side of the log burner is the kitchen and dining area which flows perfectly to and from the sitting area. The cottage comprises two generously sized double bedrooms and a single bedroom. The first floor is complemented by a light and airy family bathroom.

Step outside and discover the outdoor areas. The cottage boasts a delightful patio garden to the side, offering ample space for outdoor dining, entertaining, and creating a sanctuary of potted plants. The front walled garden, accessible via a wooden gate, provides a blank canvas for gardening enthusiasts with plenty of space for planting. At the rear, a charming rockery area surrounded by thriving shrubbery and plants enhances the natural beauty of the surroundings. Off-street parking ensures convenience for residents and visitors alike. Additionally, a timber shed is available for storage needs, this sits on a plot big enough for a larger shed, or could be utilised for further off road parking.

Currently operating as a successful holiday let, the cottage is being offered for sale with no upper chain and can be sold as an ongoing concern with most of the contents being available by separate negotiation.

- Charming semi-detached cottage
- Set in a beautiful countryside setting
- An open plan living area with stunning features including a spiral staircase and a log burner in the centre
- Two double bedrooms and one single bedroom
- Family bathroom
- Low maintenance gardens
- Parking to the front
- Run as a successful holiday let by the current owners
- Easy access to neighbouring towns
- Road links to the M6 Motorway and the Lake District National Park

From Windermere proceed along the B5284 into the village of Crook. Take the right before the Sun Inn onto Dobby Lane to find number 4 on the right hand side.

WHAT3WORDS:juicy.jolly.appear





GROUND FLOOR

PORCH

8' 0" x 4' 1" (2.44m x 1.25m)

OPEN PLAN DINING/KITCHEN AREA

25' 0" x 16' 4" (7.63m x 4.97m)

FIRST FLOOR

LANDING

8' 4" x 4' 8" (2.54m x 1.41m)

BEDROOM

14' 1" x 10' 0" (4.30m x 3.05m)

BEDROOM

12' 10" x 8' 1" (3.91m x 2.46m)

BEDROOM

9' 4" x 8' 0" (2.85m x 2.43m)

BATHROOM

10' 6" x 5' 9" (3.21m x 1.74m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING E

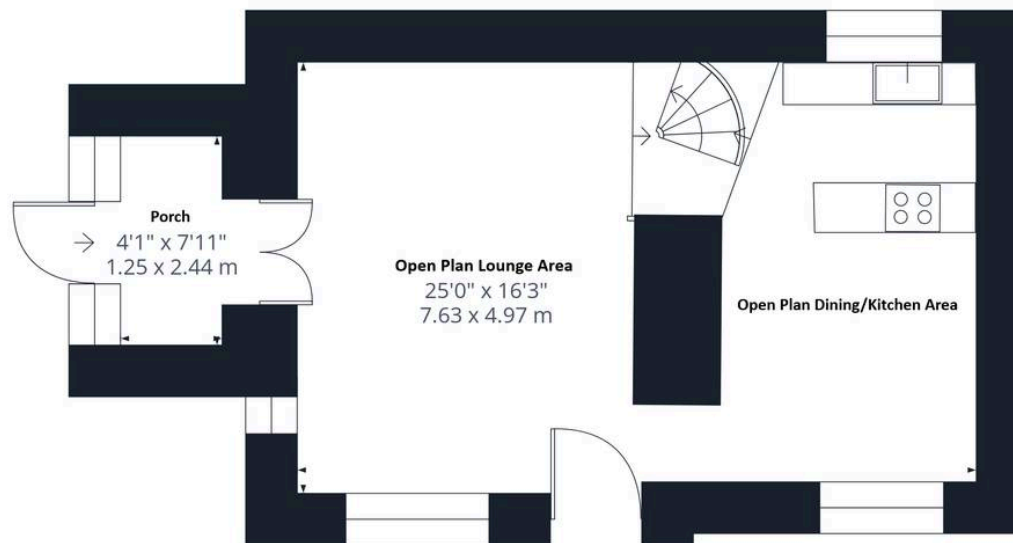
SERVICES - Mains electric, oil central heating, mains water, septic tank

COUNCIL TAX: BUSINESS RATES

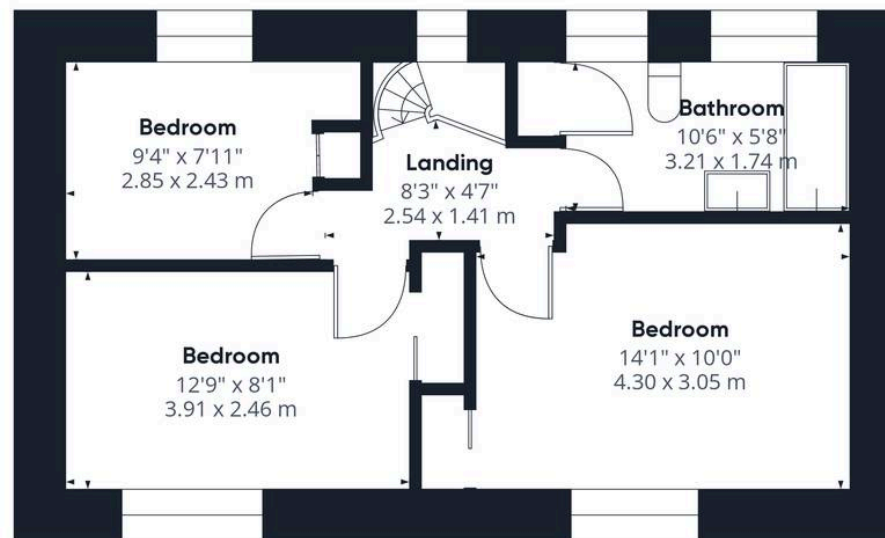
TENURE:FREEHOLD







Ground Floor



Floor 1



Approximate total area⁽¹⁾

860.35 ft²

79.93 m²

Reduced headroom

20.26 ft²

1.88 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.