



# Damson Fold

Crosthwaite, LA8 8HT

Guide Price £585,000

# Damson Fold

## Crosthwaite

Opportunity arises to purchase a traditional 3 bedroom detached home in a desirable location within the Lake District National Park. Owned by the present owners for many years, this happy home enjoys elevated views of the fells in the distance and provides a carefully thought out layout comprising spacious accommodation of entrance porch, one large reception room, kitchen, double ensuite bedroom and cloakroom on the ground floor with two further double bedrooms and a house bathroom on the first floor. Surrounding this well planned home are low maintenance gardens, a detached garage and a private driveway. The property has been very well maintained by the present owners and benefits from double glazed windows and oil central heating and would make a very comfortable family home, second home or retirement property.

Located in the heart of the Lyth Valley in the small village of Crosthwaite will appeal to all ages thanks to its lively community centred around the active village hall, recreation field 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

Steps lead up to the front door.

### Entrance Porch

Solid wooden front door leads into a reception porch benefitting from and a large cupboard with sliding doors providing plenty of storage for coats and shoes.

### Sitting/Dining Room

A delightful spacious room benefitting from a floor to ceiling window offering captivating views of the fells and countryside beyond. The focal point to the room is a Lakeland slate fireplace and matching hearth with an inset log burner. Radiators, tv point and solid oak flooring throughout. The dining area is to the back of the sitting room nestled into a bay window, with French doors at the back opening out to the rear garden.

### Kitchen

A good size fitted kitchen, which can be accessed via the dining area or the hallway, offering a range of wall and base units, with a solid beech work top. A large window looks out to rear the garden. There is an electric hob with extractor fan over, with a stainless steel splash back. Electric fan oven, integral dishwasher and fridge freezer. There is space and plumbing for a washing machine and a wall mounted Camray boiler. Partially tiled walls and solid oak flooring.





### Hallway

An inner hallway with an understairs storage cupboard and a downstairs cloak room with hand basin, WC, window and radiator.

### Bedroom One

Located on the ground floor is a good size double bedroom with a range of fitted wardrobes with storage cupboards above offering ample hanging rails, shelving and a dressing table. The bedroom window enjoys a fantastic panoramic view of the countryside and fells in the distance.

### En-Suite Bathroom

Three piece suite comprising of a bath with shower over and glass screen, WC and pedestal hand basin. Partially tiled walls, tiled floor, obscure glazed window, chrome heated towel rail and shaving points.

Stairs lead up to the first floor

### Bedroom Two

Double bedroom with a window offering lovely countryside views. Two handy storage cupboards one of which offers additional under eaves storage. There is also a loft hatch.

### Bedroom Three

A further good size room, currently used as a twin room with a large Velux window with countryside views at the rear of the property and also a gable end window.

### Bathroom

A pleasant bathroom with a three piece white suite comprising of a bath with shower over with a glass screen, pedestal hand basin and WC. Partially tiled walls, shaving point and heated towel rail.





### Outside

Set back from the road, a tarmac drive offers parking for a number of cars in front of the single detached garage. The garage has a pitched roof and window to rear, with lighting and power. A traditional stone wall bounds the rear of the property with a pathway around a natural rock outcrop. To the front of the property is a terraced patio area offering an excellent place to sit and take in the views and a good sized flat garden area below with established shrub borders, trees and lawns with a beech hedge boundary.

### 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. Go past the village hall on the left and Damson Fold is the next driveway on the left, just prior to the school which is on the right.

Whattthreewords: [///trembles.marathon.pirates](https://www.what3words.com/#!/trembles.marathon.pirates)

### Services

Oil fired central heating, private septic tank. Mains water & electric.

### Tenure

Freehold

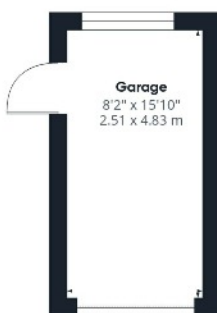
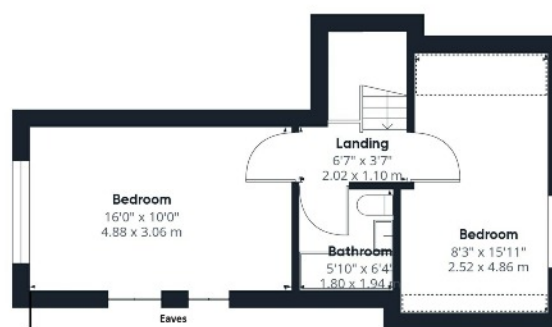
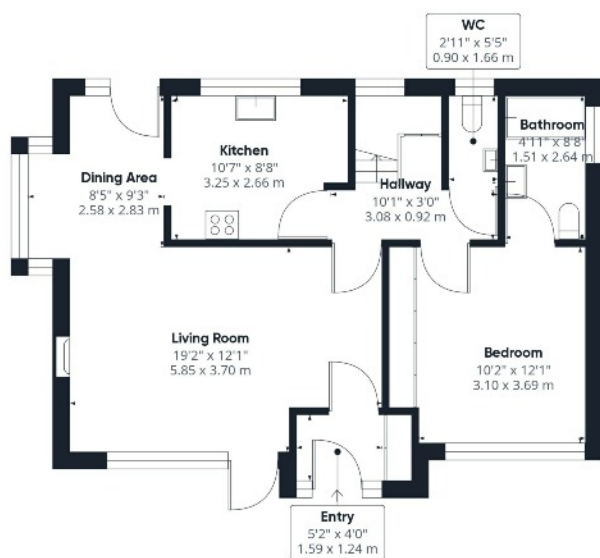
### Internet Speed

Ultrafast 1Gbps connection available as per B4RN website.

### Council Tax Band

E





Approximate total area<sup>iii</sup>  
 1180.05 ft<sup>2</sup>  
 109.63 m<sup>2</sup>

Reduced headroom  
 30.52 ft<sup>2</sup>  
 2.84 m<sup>2</sup>

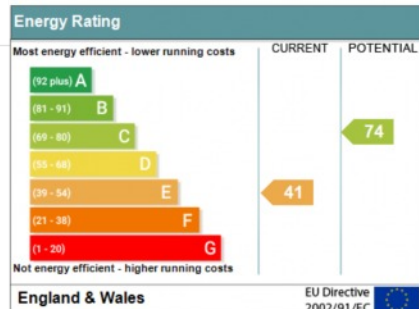
Excluding balconies and terraces

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.

GIRAFFE360

Address: Damson Fold, Crosthwaite, KENDAL, LA8 8HT  
 RRN:



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.