HUNTERS®

HERE TO GET *you* THERE



Crosthwaite, Kendal, LA8 8HX

Offers Over £475,000

3 2 2 E

- Detached Three Bed Bungalow
- Lounge
- Private Location Set in Mature Gardens
- Dormer Houses Third Bedroom & Office
- Quiet Location, just 10 to 15 mins From Windermere
- Lake District National Park Location
- Dining Hall
- Master Bedroom Ensuite
- Large Garage
- Council Tax Band E

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Greenhowe is a delightful three-bed detached bungalow set in manageable, mature gardens and located in the pretty village of Crosthwaite, one of the quieter destinations of the Lake District National Park. The accommodation comprises of a large entrance hall, living room, kitchen, utility, three bedrooms, of which the master is ensuite, and a bathroom. There is an attached garage, drive, and wonderful gardens. The property is double glazed and is heated by oil fired central heating.

Greenhowe enjoys an enviable setting in a picturesque village nestled within the beautiful Lyth Valley. Renowned for its rolling countryside and unspoilt rural character, the Lyth Valley offers a peaceful lifestyle whilst remaining exceptionally well connected to the surrounding towns and transport links.

The village itself has a thriving community and benefits from an excellent range of local amenities, including the highly regarded Crosthwaite C of E Primary School, a village hall, parish church, children's play area, and a bowling green. A network of public footpaths and bridleways lead directly from the village into the surrounding countryside, providing superb opportunities for walking, cycling and enjoying the spectacular Lakeland scenery.

Just under six miles away, Kendal provides a comprehensive range of everyday amenities including independent boutiques, cafés, restaurants, supermarkets, leisure facilities, healthcare services and excellent secondary schooling. Supermarket shopping is well catered for with Booths, Sainsbury's, Marks & Spencer, Morrisons, Asda, and ALDI all located within the town.

The nearby villages of Levens, Crook, Winster, Brigsteer and Underbarrow each add to the area's appeal, offering traditional country pubs, village shops and a welcoming community atmosphere. And for those wishing to explore the National Park, Bowness and Windermere are approximately six miles away bringing you to the heart of the National Park.

Entrance Hall
From day-to-day you will probably use the side passage to enter the bungalow and come in through the kitchen, but the formal entry to the house is via the front door leading into the entrance hall. This is a generously sized space, with room enough for a dining table and chairs and larger pieces of furniture. There is a useful storage cupboard containing the water cylinder and access to all the accommodation as well as the stairs rising to the first floor.

Living Room
The first thing you notice as you step into the living room is the wonderful outlook over the rear garden provided by the large sliding doors that lead out to a raised patio. A further window helps to flood the space with natural light and there is room in here for a sofa, chairs, and should you choose, a dining table to one end.

Kitchen
Fitted with a range of cabinets at wall and base level with a contrasting work top and being tiled to the splashbacks. Integral appliances include a ceramic hob, electric oven and grill, and and inset one-and-a-half bowl stainless steel sink and drainer. There is undercounter space and plumbing for a dishwasher and space for a tall fridge freezer. You will also find room for a breakfast table more informal dining.

Master Bedroom
With windows over looking the front garden, the master suite comprises of a bedroom, dressing area and ensuite wet room and there are fitted wardrobes.

Ensuite
Fitted out as a wet room with an electric shower, pedestal wash-hand basin and low level WC. There is a radiator and rail for drying towels and tiling to the half elevations and shower area.

Bedroom Two
A double bedroom with a window overlooking the rear garden and with two built in storage cupboards.

Bathroom
Comprising of a bath with side panel and a shower with thermostatic valve control over, a pedestal wash-hand basin, and a low level WC. There is a heated towel rail and tiling to the splash areas.

First Floor
Accessed via the stairs rising form the entrance hall.

Office
The first room you step into is utilised as an office with natural light being provided by a sky-light window. From here you can access the bedroom and the storage room.

Bedroom Three
A good sized room with sufficient headroom to house a couple or more single beds, and with a sky-light window for natural sunlight.

Storage Room
A useful room for storing away household items.

Passage Way
The passage links the garage and utility with the house, protecting you from the elements whilst moving from car to house. There are double, part glazed doors at either end, providing access to the rear garden and directly into the kitchen.

Utility
The utility room houses the oil fired boiler that fuels the central heating and you will find the oil tank to the side of the front drive. There is space and plumbing for a washing machine, some wall and base cabinets for storage, and a stainless steel sink and drainer.

Garage
With a powered roller door for vehicular access and with light and power. The garage is wider than standard, allowing easy access and exit form a car. There are double doors to the side leading into the passage and into the house.

Drive
The drive is capable of parking a single vehicle and sits on a slight incline. Entry to the drive is from the quiet country lane to the front and there is wide access and turning space.

Gardens
The mature gardens wrap round the bungalow to three sides, and they are beautifully planted with a range of mature shrubs, plants and trees, all arranged around immaculate lawns. A slate wall marks the boundary of the front garden from the country lane and tall trees and shrubs screen the house well providing plenty of privacy. Moving to the rear, there is a raised patio which is accessed from the sliding doors to the living room, and it offers an elevated view over the lawn and planting. The rear boundary is screened with mature shrubs and planting. There is also a timber shed located to the side of the house.

Private Drainage
The house is served by it's own dedicated septic tank and this will be compliant with the current General Binding Rules 2020 at the point the house changes hands.

Agents Note
There is a small building development of 5 homes currently being constructed to the rear of the house. There is plenty of space and elevation between the new buildings and Greenhowe, and the whole area is effectively screened, maintaining your privacy. The development is due to be completed in 2027.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


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Bedroom Two
12'1" x 11'7"
3.69 x 3.54 m
Living Room
22'8" x 11'7"
6.92 x 3.55 m
Utility Room
9'9" x 8'8"
2.98 x 2.64 m
Bathroom
8'0" x 4'10"
2.45 x 1.48 m
Entrance Hall
19'4" x 9'11"
5.91 x 3.04 m
Passage Way
7'2" x 20'7"
2.18 x 6.28 m
Kitchen
8'8" x 12'0"
2.65 x 3.66 m
Garage
14'5" x 17'7"
4.40 x 5.38 m
Ensuite
5'4" x 7'4"
1.65 x 2.24 m
Master Bedroom
12'0" x 10'1"
3.68 x 3.09 m
Hallway
7'10" x 6'0"
2.39 x 1.84 m
Dressing Room
5'0" x 5'4"
1.53 x 1.64 m
S
E
W
N
Approximate total area(1)
1401 ft²
130 m²
Reduced headroom
13 ft²
1.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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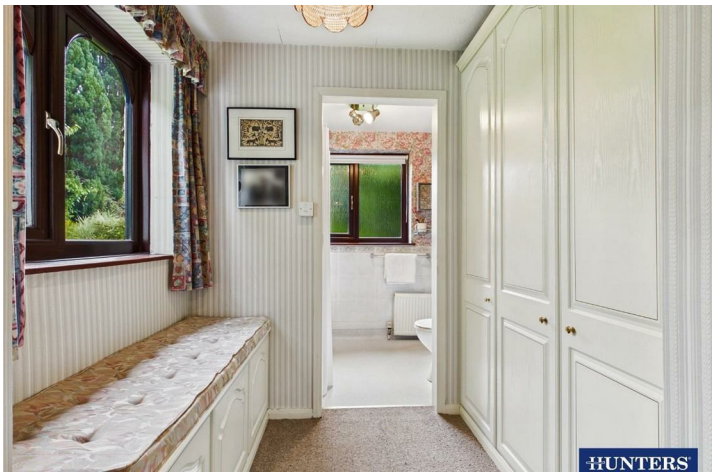

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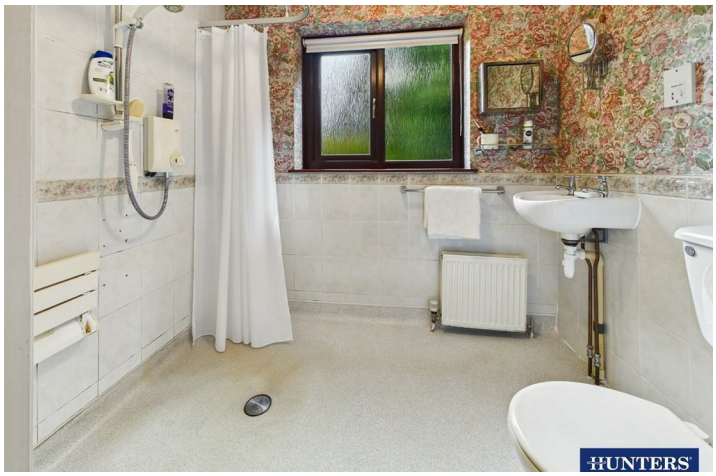

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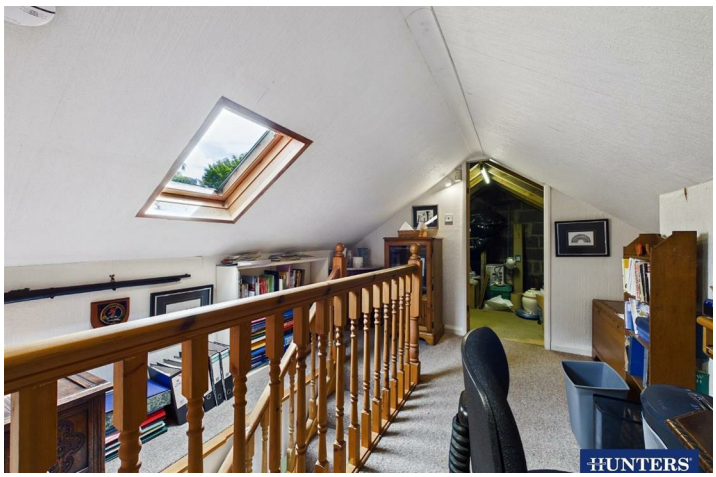

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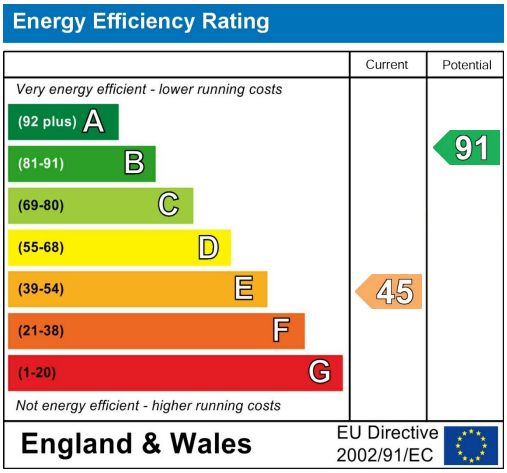

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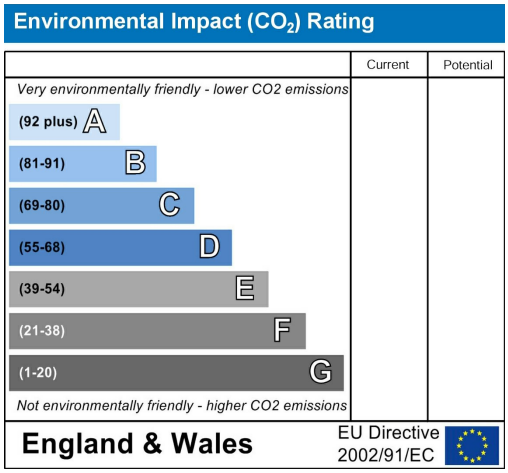

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Energy Efficiency Graph





Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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