



8 STARNTHWAITE GHYLL, CROSTHWAITE, KENDAL, CUMBRIA, LA8 8JN
£295,000

MILNE MOSER
SALES + LETTINGS

8 STARNTHWAITE GHYLL, CROSTHWAITE, KENDAL, CUMBRIA, LA8 8JN



3



1



2



PARKING

OVERVIEW

Having fantastic views over communal gardens, the River Gilpin and surrounding countryside, this first floor apartment is equally suited as either a permanent or second home. Forming part of an exclusive development completed during the 1980s, Starnthwaite Ghyll is a mixture of apartment and cottages and has numerous beautifully maintained gardens spaces and ample residents parking. Number 8 retains some of the character and charm of the original building with the lounge diner having two box bay windows - each with stunning views plus there are three bedrooms, one of which is ensuite, a main bathroom and kitchen. Unusually for a property of this style, the apartment has a substantial amount of built-in storage with numerous cupboards and wardrobes throughout plus a laundry room. Located within the Lake District National Park, Crosthwaite is well positioned for both Kendal and Bowness on Windermere and boasts numerous excellent award winning inns and restaurants on the doorstep. There is a vibrant community and village hall, a bowling green and tennis courts and the primary school is rated OFSTED Outstanding. Starnthwaite Ghyll has a resident-led management company ensuring high standards are maintained and each resident has input into ongoing works. Replacement hardwood double glazed windows were installed in December 2023.





ACCOMMODATION

From the driveway and residents parking area, a charming period style door leads into the ground floor entrance - a sweeping staircase leads to the first floor and a private front door access the apartment.

HALL

11' 7" x 7' 9" (3.52m x 2.37m)

A generous hallway with three built-in cupboards, a wall mounted intercom, a radiator and three ceiling lights. A further built-in bookcase with cupboard beneath by the lounge/diner and kitchen.

LOUNGE DINER

16' 10" x 18' 5" (5.14m x 5.61m) into both bay windows.

A lovely light and bright room with two double glazed box bay windows. There are views across the grounds to the River Gilpin and wider countryside. There is ample space for both lounge and dining furniture. Two radiators, a ceiling light and glazed sliding doors to the third bedroom.

KITCHEN

7' 2" x 10' 1" (2.18m x 3.08m)

The kitchen also faces the front aspect and there is a lovely outlook from the double glazed window. Fitted with oak fronted base and wall units, pale worktops and tiled splashbacks. A stainless steel sink with drainer, under unit lighting, a ceiling light and radiator. Space for an electric cooker with hood above.

BEDROOM

10' 2" x 14' 1" (3.09m x 4.28m)

A good sized double bedroom with a double glazed window overlooking the communal gardens. Ceiling light, a radiator and a built-in cupboard/wardrobe.

BEDROOM

7' 4" x 13' 9" (2.24m x 4.18m)

A double glazed window faces the front elevation and there is a radiator, ceiling light and built-in wardrobe/cupboard.

BATHROOM

8' 9" x 6' 1" (2.68m x 1.86m)

Fitted with a four piece suite comprising bath with shower above and screen, a pedestal wash hand basin, WC and bidet. Fully tiled walls, a ceiling light, radiator and vanity light with shaver point. Wall mounted mirror and vent for an extractor.



LAUNDRY

A useful space fitted with the hot water cylinder and electric boiler. There is plumbing for a washing machine, a ceiling light and high level cupboard.

BEDROOM

12' 6" x 9' 1" (3.82m x 2.76m)

Accessed from the lounge/diner via glazed sliding doors, the third bedroom could also be used as a home office or dedicated dining space. There are two built-in cupboard/wardrobes, a ceiling light and radiator. A couple of steps lead up to the ensuite.

ENSUITE

10' 9" x 7' 11" (3.28m x 2.41m)

Two frosted double glazed windows face the front and side aspect. Fully tiled, the ensuite is fitted with a pedestal wash hand basin, a WC, bath with shower above and screen and a bidet. There is built-in alcove shelving, a radiator, vanity light with shaver point and a ceiling light.

EXTERNAL

Surrounded by countryside and mature trees, Starnthwaite Ghyll is a well-managed and maintained development. The lawned gardens are neatly mowed and there are shrubs borders and numerous seating areas. The River Gilpin borders the development - another lovely feature. A large residents parking area provides ample space for owners and visitors.

DIRECTIONS

Leaving Kendal on Greenside, proceed over Scout Scar passing through Underbarrow and onto Crosthwaite. Pass The Punchbowl, Parish Church, Primary School and Village Hall. Turn right following signs to Crook and Starnthwaite and continue on the lane passing the turning to Hubbersty Head. Pass white houses on the left with the turning to the Starnthwaite Ghyll just a short distance further on the left. Follow the driveway down to the left and around the main house. The car park is on the left hand side.

what3words:///storage.saved.weds





1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





GENERAL INFORMATION

Services: Mains Water and Electric. Electric central heating and hot water. Drainage via shared septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. Replacement double glazed hardwood

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	58
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.