



GHYLLSIDE, STARNTWHAITE GHYLL, CROSTWHAITE, KENDAL, CUMBRIA, LA8 8JN
£650,000

MILNE MOSER
SALES + LETTINGS

GHYLLSIDE STARNTHWAITE GHYLL, CROSTHWAITE, KENDAL LA8 8JN



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GARAGE &
PARKING

OVERVIEW

Ghyllside is a beautifully situated detached bungalow with views of the natural world from every window. The versatile layout will appeal to a range of buyers as the one level living is perfect for those downsizing, whilst the four bedrooms plus a study will be ideal for growing families. A generous lounge diner has patio doors to the front terrace and there is a kitchen diner and lovely office/study. The must haves of a cloakroom/wc and utility room are taken care of and the bathroom has a four piece suite. Built on rock and set high above the River Gilpin, the property opens onto a landscape of riverside, meadow, fell and woodland. There is driveway parking and a lower level garage with two storage extra storage spaces. Double glazed throughout and oil fired central heating. Crosthwaite Village is a short distance away and has a vibrant community, OFSTED Rated Outstanding Primary School, tennis court and bowling green. Kendal and Windermere are easily accessible along with the wider Lake District.

ACCOMMODATION

Steps from the driveway lead up to the front door, a second sloped access is at the side.

HALL

19' 11" x 5' 10" (2.45m x 1.79m)

A lovely light and bright L shaped hallway with attractive oak doors leading to all rooms. There is a built in coat cupboard plus a separate airing cupboard and access to the loft. Two ceiling lights, a radiator and two double glazed windows at the front.





WC

Frosted UPVC double glazed window. Pedestal wash hand basin, a WC, tiled splashbacks and spotlighting.

LOUNGE DINER

25' 9" x 12' 0" (7.86m x 3.67m)

Double glazed sliding patio doors lead to the front terrace and there are two UPVC double glazed windows facing the front and side aspects - both with pleasant outlooks. Wooden fire surround with polished hearth, two wall lights, spotlighting to the ceiling light and three radiators.

OFFICE

8' 11" x 8' 4" (2.72m x 2.54m)

A full height UPVC double glazed window overlooks the field and trees at the rear, a further high level horizontal UPVC double glazed window looks towards the fell and river at the side. Radiator and a spotlight.

KITCHEN DINER

15' 9" x 8' 4" (4.79m x 2.54m)

Fitted with white base and wall units, contrasting dark worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. There is space for an electric cooker with hood above, space for a fridge freezer and plumbing for a dishwasher. Under unit lighting, a ceiling light, recessed lighting and a radiator. The UPVC double glazed window has a fine outlook across the landscape.

UTILITY ROOM

8' 11" x 5' 10" (2.72m x 1.79m)

UPVC double glazed external door and window. Fitted with white base units, marble worktop and a circular sink. Tiled splashbacks, a radiator, ceiling light and coat hooks.

BEDROOM

9' 4" x 15' 3" (2.84m x 4.64m) max

Dual aspect, the largest bedroom has three fitted double wardrobes and matching dressing table, a radiator and ceiling light. Two UPVC double glazed windows.

BEDROOM

9' 4" x 12' 1" (2.84m x 3.69m)

Also having two UPVC double glazed windows and a pleasant outlook, the second bedroom has a ceiling light and radiator.



BEDROOM

8' 2" x 11' 4" (2.50m x 3.46m) excluding wardrobe

UPVC double glazed window overlooking the garden and field at the rear. Built in double wardrobe with sliding doors, a ceiling light and radiator.

BEDROOM

8' 0" x 10' 5" (2.45m x 3.18m)

The fourth bedroom faces the front looking down the driveway towards trees and Starnthwaite Ghyll. Radiator, ceiling light and a UPVC double glazed window.

BATHROOM

9' 3" x 6' 4" (2.81m x 1.94m)

A frosted UPVC double glazed window faces the side aspect. Fully tiled, the bathroom is fitted with a shower cubicle, a bath with mixer attachment, a pedestal wash hand basin and WC. There is a ceiling light and radiator.

EXTERNAL

Having an elevated position to take advantage of the views, Ghyllside has a good sized terrace at the front, screened by mature acers and evergreens framing the riverside. A driveway at the front leads to the garage and there is additional gravelled space at the side for guest parking. Lawn areas extend to both sides wrapping around to the rear where there is a gravelled seating area plus a raised terrace. The lawn at the side drops down to the river.

GARAGE & STORAGE

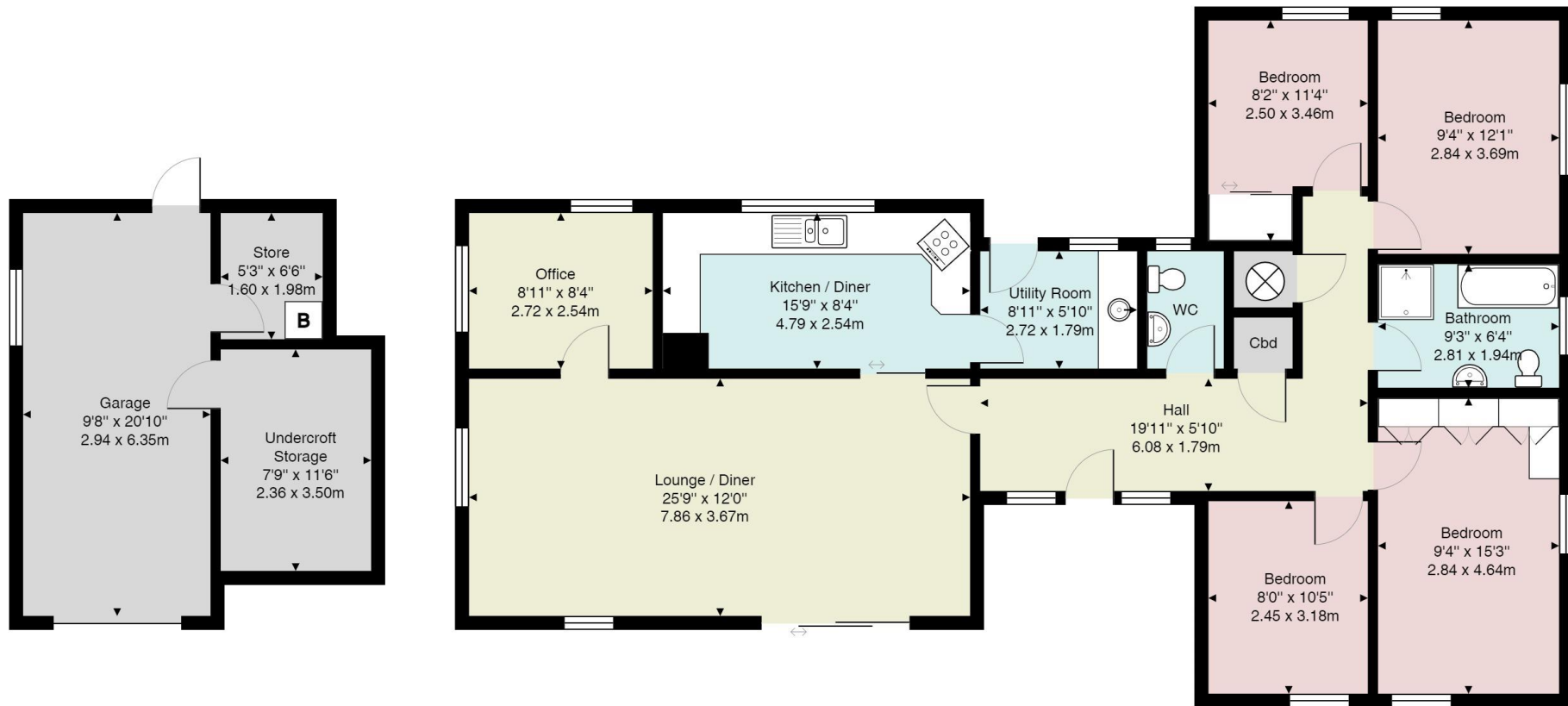
9' 8" x 20' 10" (2.94m x 6.35m)

Store 5' 3" x 6' 6" (1.60m x 1.98m)

Undercroft Storage 7' 9" x 11' 6" (2.36m x 3.50m)

The garage has an electric up and over door and a UPVC double glazed window and door. Tap, power and light. there are two storage area, one housing the Worcester boiler and the second having some restricted head height. Both have a light.





Approx. Total Area: 1646 ft² ... 152.9 m²

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





DIRECTIONS

Leaving Kendal on Greenside, follow signs to Underbarrow heading up and over Scout Scar dropping down into Underbarrow and passing The Black Labrador Inn. Continue through the village and into Crosthwaite. Pass the church, Punchbowl Inn, Primary School and Village Hall. Turn right following signs to Crook and Starnthwaite. Starnthwaite Ghyll is a development of houses and apartments on the left hand side. Ghyllside is the first property as you turn in.

what3words.com/spellings.food.shoelaces

GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating. Drainage via Private 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.

Tenure: Freehold

Council Tax Band: G

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		

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