



FOXHOLE BANK, CROSTHWAITE, KENDAL, CUMBRIA, LA8 8JA
£1,000,000

MILNE MOSER
SALES + LETTINGS

- Perfect Lakeland Small Holding set in just under 14 Acres
- Double Glazed
- Oil Fired Central Heating
- Wonderful Views
- Popular Location between Kendal and Bowness on Windermere
- Potential to Develop Further (Subject to Planning)



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OVERVIEW

Located on a leafy country lane within a mile of Crosthwaite village, this traditional detached farmhouse offers buyers a fantastic opportunity to enjoy the great outdoors and live the 'Good Life'. Surrounded by approximately 14 acres of rolling fields and woodland, Foxhole Bank has been the home of the current owners for over 40 years and sits well within the plot with views over countryside from most rooms. The living accommodation is perfect for a growing family with four double bedrooms and three reception spaces, all light and bright with crisp white decor and some having retained character features. Externally, there is an agricultural barn plus a large two storey stone bank barn which could offer further potential, subject to planning. Wonderful cottage style gardens wrap around the property with plenty of space for children to explore and adults to enjoy. Nearby Crosthwaite village is approximately 5 miles from Kendal and boasts a wealth of social clubs, a village hall, award winning gastro pub and primary school rated OFSTED Outstanding. Bowness on Windermere is 6 miles away, perfect for access the lake and wider National Park.

ACCOMMODATION

From the country lane, a private track crosses over the River Gilpin and across the fields up to the farmhouse and into the parking and turning space at the side and rear. There is a formal entrance at the front of the house, however naturally you would enter through one of the





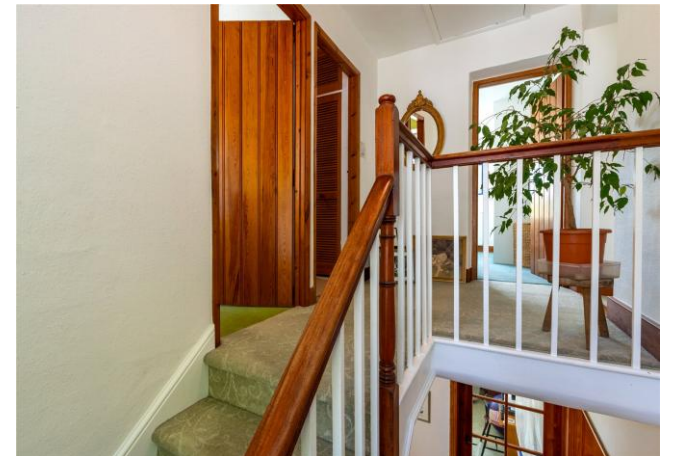
three rear doors. Taking the middle door into the dining room, the size of the property becomes apparent with views through into the kitchen in one direction, snug at the front and large sitting room at the side. A door leads down to the cellar which has a traditional cobbled floor and window and stairs lead to the first floor. Pitch pine architraves and balustrades add character to the space. The snug has a lovely view over fields at the front plus a period style alcove cupboard, window seat and open fire - a perfect second TV room or home office. The sitting room runs front to back and is a really good size. There is parquet flooring, a wood burner set to a fossilised stone hearth and window seat from which to admire the view. The adjoining boot room offers practicality with a utility space, two built-in cupboards ideal for household items and dry goods plus there is a modern cloakroom/WC. Completing the ground floor is the kitchen, accessed from the dining room and having windows to three sides. Fitted with modern pale sage coloured units, wood block effect worktops, two sinks and contemporary tiled splashbacks. There is an integrated dishwasher, Neff oven and warming drawer plus an electric hob. Firebird oil boiler.

The first floor landing is light and bright with traditional tongue and groove latch doors to each room and an attractive wooden balustrade. Moving to the left into the master bedroom, there is a bank of cupboards (one housing the hot water cylinder) and steps down into the bedroom. Having perfect views over the fields, this good sized bedroom also boasts a modern ensuite shower room. There are two further double bedrooms overlooking fields and countryside, with the fourth bedroom at the rear looking towards the barn. Two of the bedrooms have built-in sink units. The main bathroom has a four piece suite and a good range of built in storage. A large mirror reflects the light and there is a heated towel rail and tiling to the walls.



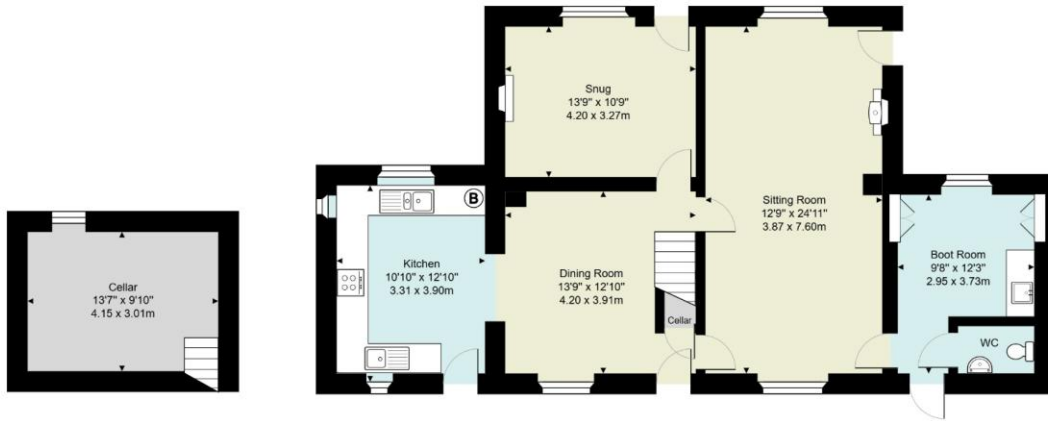
Once outside, there is more to explore. A large agricultural barn has power and light connected plus PV solar panels on a FIT. The car port in front is used as a terrace and has a view over fields - the perfect spot to outdoor dining furniture. The

impressive stone bank barn offers excellent potential either for hobbies, development (subject to planning), work or for animals. On the ground floor is a shippen with stalls for livestock, a workshop, feed stores and an open wood store. Above the stalls is a large upper floor with double height ceiling - a truly fantastic space, plus a storage room at the side. Formal cottage gardens extend at the side and front of the house. Carefully considered plants complement the white washed exterior of the house and there is lawn space for play and a greenhouse. Adjacent to the agricultural barn is a veg patch with raised beds. Taking in the fields to the lane and across to woodland at the rear, the land extends to approximately 14 acres. Divided by the River Gilpin, there is ample space for a small holder to keep animals or try to live more self-sufficiently. Two static caravans on site have been previously used for holiday accommodation - one close to the river and another by the house.









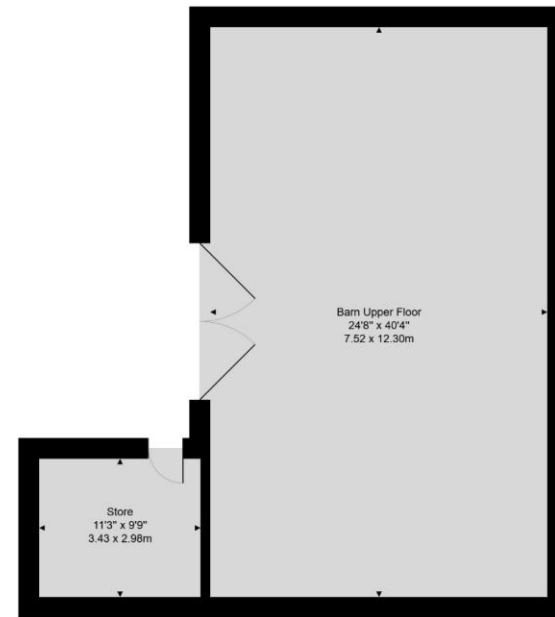
Ground Floor



1st Floor



Barn and Outbuildings Ground Floor



Barn and Store 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ESSENTIAL INFORMATION

Services: Mains Electric. Private Water supply with a holding tank on the land and a UV Filtration system at the house. Oil Fired Central Heating. Private Drainage via 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. PV Solar Panels on Barn roof – Feed in Tarif applies.

Tenure: Freehold. Please note a public footpath runs parallel to the driveway and around the rear of the agricultural barn onto the fell beyond.

Council Tax Band: F

EPC Grading: C

DIRECTIONS

Leaving Kendal on Greenside, follow signs towards Underbarrow over Scout Scar. Drop down into Underbarrow, continuing through and into Crosthwaite. Pass the church and Punchbowl pub, primary school and village hall. Turn right towards Starnthwaite, staying right as the road splits. Pass Starnthwaite Ghyll on the left with the track to Foxhole Bank further along the lane on the left. Drive/Track Entrance [what3words///whispers.nightfall.lake](https://www.whispers.nightfall.lake)

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

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



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