



Rose Cottage, Crosthwaite
£780,000



Rose Cottage

Crosthwaite, Kendal

A beautifully presented detached period cottage, with the original accommodation dating back to the late 17th century. Sympathetically upgraded and extended by the current owners over twenty years to create a superb family home.

Situated in a quiet corner of the Lake District National Park and standing in private cottage gardens within the highly sought after village of Crosthwaite which has a primary school rated Outstanding by Ofsted, church, village hall, bowling green, tennis court and an award winning public house/restaurant. The location offers excellent walks from the door and there is easy access to sailing and other activities on nearby Lake Windermere.

The cottage, which retains many period features such as latched doors, bread oven, sliding sash windows and exposed beamwork, is both well proportioned and well presented throughout.

The deceptively spacious accommodation offers three double bedrooms, one being ground floor with its own shower room and is perfect for guests or elderly relatives. The dining room has a snug area, the sitting room has triple aspect, completing the ground floor is a charming bespoke breakfast kitchen. The original staircase, which is accessed via the dining room, leads to a charming landing, two dual aspect double bedrooms and a four piece bathroom. The cottage benefits from partial double glazing and oil fired heating.

Outside offers beautifully presented enclosed private gardens and gated driveway parking.

GROUND FLOOR

DINING ROOM WITH SNUG AREA

18' 10" x 16' 0" (5.74m x 4.89m)

Feature door with porch, two single glazed sliding sash windows, single glazed window, two radiators, cast iron fireplace with stone hearth, traditional bread oven, wall light, built in cloaks and storage cupboard, built in cupboard housing oil central heating boiler.

SITTING ROOM

16' 10" x 12' 1" (5.13m x 3.68m)

Double glazed French door giving direct access to the front garden. Two single glazed sliding sash windows, double glazed window, two radiators, cast iron fireplace with stone hearth, painted beams.

BREAKFAST KITCHEN

18' 0" x 11' 0" (5.49m x 3.35m)

A delightful bespoke solid wood Farrow & Ball painted kitchen with oil fired AGA and stone flagged floor. Plumbing for washing machine and dishwasher, space for fridge freezer, exposed beams, recessed spotlights, shelving, double glazed door, double glazed windows and a radiator. Access to a fully boarded loft with light and power.

INNER HALL

5' 0" x 5' 9" (1.52m x 1.74m)

Exposed beam, two built in cupboards with one being vented for tumble dryer, tiled flooring.

BEDROOM

12' 5" x 11' 11" (3.78m x 3.63m)

Three double glazed windows, two radiators, exposed beam, view of rear garden.





FIRST FLOOR

LANDING

8' 7" x 7' 8" (2.62m x 2.34m)

Single glazed window, radiator.

BEDROOM

17' 1" x 12' 6" (5.21m x 3.80m)

Single glazed sliding sash window with window seat, double glazed window with window seat, two radiators, built in wardrobes.

BEDROOM

14' 8" x 11' 9" (4.46m x 3.59m)

Single glazed sliding sash window, single glazed window with window seat, radiator, built in wardrobes and shelving, exposed beam.

BATHROOM

9' 1" x 8' 3" (2.78m x 2.51m)

Single glazed sliding sash window, radiator, four piece suite in white comprises Santini W.C., wash hand basin and bath with mixer shower and fully tiled shower cubicle with electric shower fitment, partial tiling to walls, built in airing cupboard housing hot water cylinder, exposed beams, wall light, shaver point, loft access.





GARDEN

The picturesque cottage gardens and grounds, which have been carefully landscaped and well maintained, include two generous lawns, many seating areas to take full advantage of the tranquil surroundings, timber garden shed and a water supply. Useful storage area at the rear with two log stores.

PARKING

The property is approached via double wooden gates providing an extensive degree of privacy and leading to a gravelled driveway providing ample parking.

SERVICES

Mains electricity, mains water, oil central heating and non mains drainage.

TENURE

Freehold

EPC RATING

Band E

COUNCIL TAX

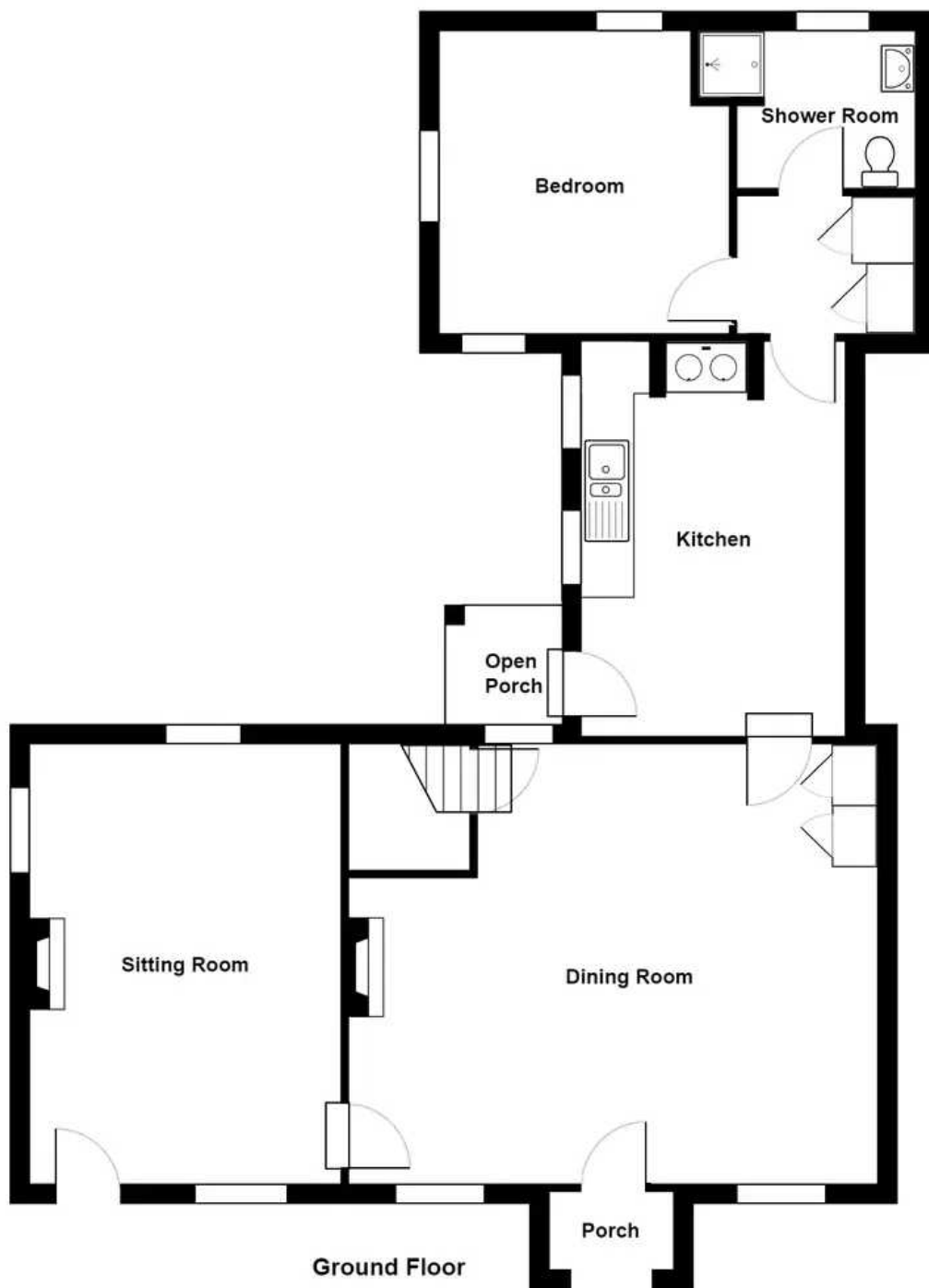
Band F

DIRECTIONS

From our Windermere office proceed down Lake Road in to Bowness on passing the steamer piers on the right hand side. Continue to the marina village and turn left on to Longtail Hill. At the top of the hill turn right at the T junction on to A5074 and continue to pass through Winster village and the Damson Dene Hotel towards Crosthwaite. Turn left signposted Starnthwaite to find Rose Cottage situated on the right

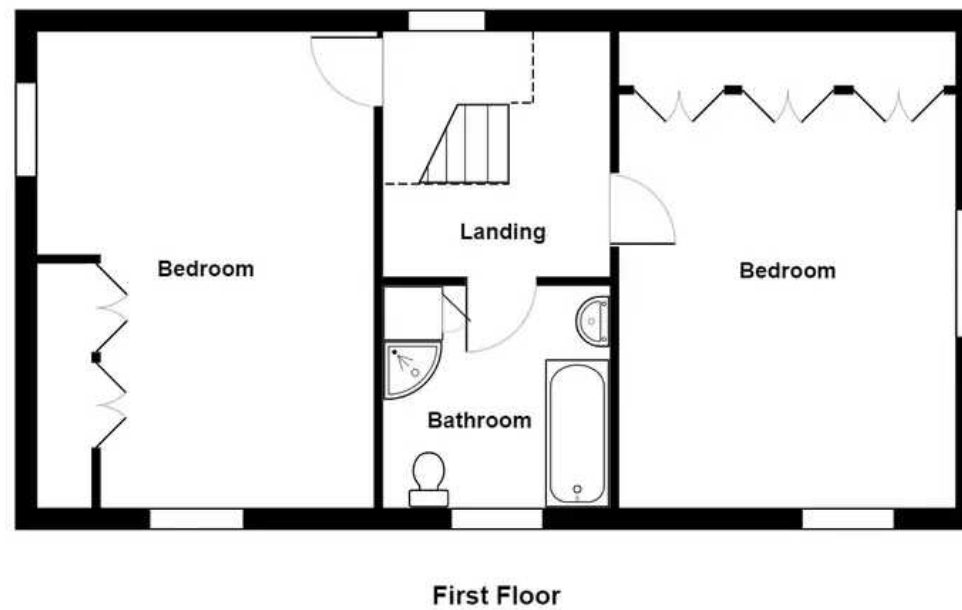
WHAT3WORDS: grad.unlisted.dream





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For illustrative purposes only - not to scale. The position and size of features are approximate only.
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