



Crosthwaite

£205,000

1 Starnthwaite Ghyll, Crosthwaite, Kendal, Cumbria, LA8 8JN

For those seeking that rural retreat where only birdsong or the gentle lapping of the adjoining river Gilpin can be heard. An immaculately presented 1 bedroomed ground floor apartment in this interesting hamlet being a converted former mill with ample parking and delightful shared gardens.

Set in the rolling countryside away from the noise of modern life, offering peace of mind of near neighbours and yet in an ideal position for enjoying the surrounding countryside and plentiful natural wildlife. Modern kitchen and bathroom fittings, double glazed windows and central heating.

Quick Overview

- 1 bedroomed en-suite ground floor apartment
- 1 reception room and 1 bathroom
- Private rural location
- Communal gardens
- No chain
- In good decorative order
- Converted former mill
- Exclusive development, ideal for a private second home
- Shared grounds, gardens and parking adjoining the River Gilpin
- Ultrafast Broadband speed 1000mpbs



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Ultrafast
Broadband



Communal
Parking

Property Reference: W5898



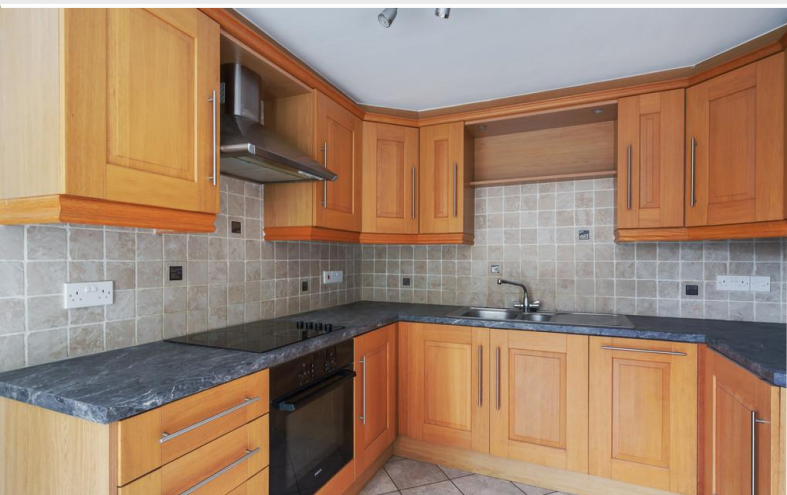
Communal Entrance



Living Room



Living Room



Kitchen

Description: The exclusive development of Starnthwaite Ghyll was undertaken by the well regarded local builders Dyke Brothers who have created a picturesque hamlet of interesting, individually styled properties set within attractive grounds. No.1 is located in the main building on the ground floor with telephone entry point, shared hallway and well proportioned rooms comprising of, entrance hall with cloakroom and cupboard housing the Gledhill pressurised hot water cylinder with Maxton electric central heating boiler, living room overlooking the garden area and stream, open plan to dual aspect breakfast kitchen, double bedroom with modern en-suite bathroom . Overall impression is a delightful country apartment.

Outside the property are delightful shared grounds and gardens adjoining both the River Gilpin and the open rolling countryside. The property is within 10-15 minutes drive to Windermere & Kendal and award winning Punch Bowl pub in the village.

The apartment is an ideal second home.

Location: Starnthwaite Ghyll lies in the valley beneath Lords Lot and through which the river Gilpin runs. The small hamlet lies to the north of Crosthwaite on the road to Crook. From our office in Windermere proceed to Bowness turning left opposite St Martins Church onto the A5074 and proceed for approximately five miles before turning left onto the road leading to Crosthwaite. Proceed for about 0.4 miles turning left signposted Crook and Starnthwaite. After approximately 0.6 miles bear left into the grounds of Starnthwaite Ghyll. Proceed into the development and No. 1 is the corner unit to the right hand side of the main entrance door.

Accommodation: (with approximate measurements)

Communal Entrance Hall

Private Entrance Hall

Separate Cloakroom

Living Room

18' 4" x 14' 1" (5.59m x 4.29m)

Kitchen

12' 11" x 9' (3.94m x 2.74m)

Double Bedroom

14' 5" x 12' 5" (4.39m x 3.78m)

En-suite Bathroom

Property Information:

Outside: Delightful communal garden area with adjoining fields down to the River Gilpin and communal car park.

Services: Mains water and electricity. Central heating to radiators via electric boiler. A new sewerage treatment plant was installed in 2020.

Council Tax: South Lakeland District Council Band C.

Tenure: Long leasehold for the residue of 999 years from 1984. Starnthwaite Ghyll Management Company Limited is responsible for the maintenance and repair of the building, roadways, garden and communal areas of which No.1 pays a fair portion. We understand that in the last few years the cost of maintenance has been £1,300 per annum with an additional payment of approximately £900.00 for No.1's share of building insurance. The maintenance provides excellent value for money and peace of mind as the grounds and building are kept in immaculate condition.

Viewing: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words:

<https://what3words.com/taxi.loaning.pirate>

Notes: *Checked on <https://checker.ofcom.org.uk> 14th February 2023 - not verified.



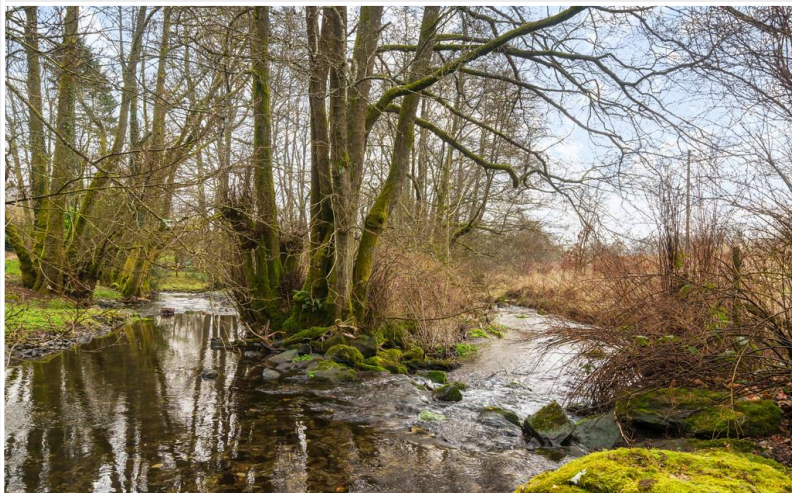
Kitchen



Bedroom



Bathroom

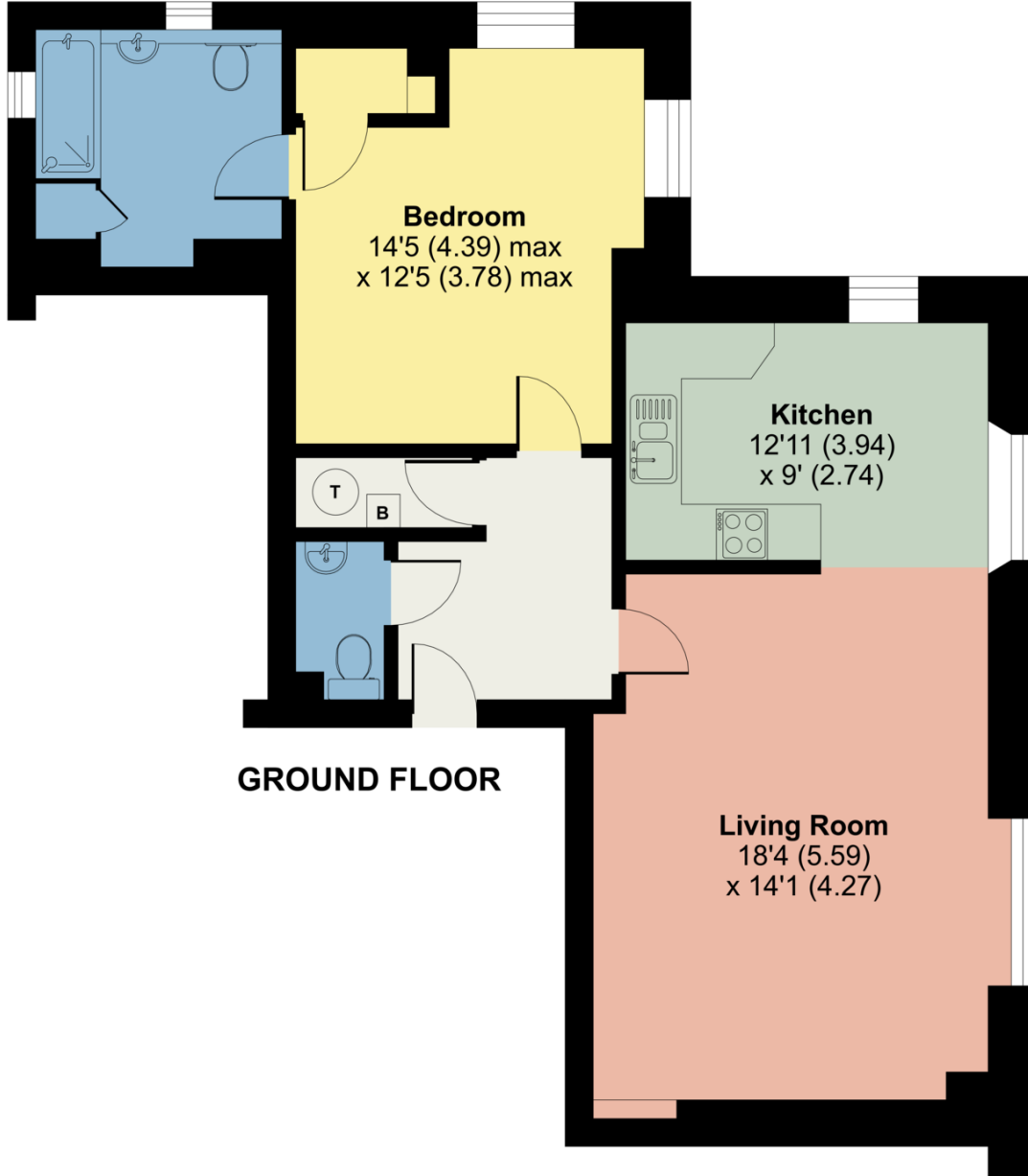


River Gilpin

1 Starnthwaite Ghyll, Crosthwaite, LA8

Approximate Area = 737 sq ft / 68.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 947583

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