



Crosthwaite

£325,000

6 Oak Fold, Crosthwaite, LA8 8EZ

An immaculate 3 bedroomed semi-detached house in an irresistible location with a nearby primary school, local pub, tennis court and park surrounded by wonderful southern rural views. The property benefits from a larger than expected garden and a driveway to fit 2 cars with planning permission to extend, a highly efficient heating system and built in 2018, all in a quiet little cul-de-sac. Local occupancy conditions apply.

Quick Overview

3 Bedroomed semi-detached house

1 Reception room and 1 bathroom

Quiet cul-de-sac location

Large garden

Fantastic southern rural views

Highly efficient ground source heat pump heating system

Good decorative order

Off road parking

B4RN Broadband available of up to 1000 Mbps

Local occupancy clause applies



3



1



1



B



B4RN
Broadband



Off Road
Parking

Property Reference: W5942



Living Room



Kitchen/Dining Room



Bedroom 1



Bedroom 2

Description: No.6 Oak Fold is an immaculate 3 bedroomed semi-detached house in an irresistible location surrounded by wonderful southern rural views. Built to a high standard the property comprises of an entrance hall with stairs to first floor, then to the left of the entrance hall is a light/spacious living room with a built in under stairs cupboard including the Heat Pump hot water storage cylinder, Honeywell thermostat and Kensa ground source heat pump. At the back of the property overlooking the garden you have the Dining Kitchen with wooden fitted wall and base units, a Zanussi built in single oven, induction hob with extractor over and an integrated built in dishwasher and washing machine. The ground floor also has a separate WC with washbasin and radiator.

Moving upstairs to the first floor landing you have a built in cupboard for more storage space and access to roof/loft area. As you reach the top of the stairs the main bathroom is straight ahead which includes a 3 piece white suite of WC, washbasin and bath with shower over. Also having an extractor fan, part tiled walls and a built in storage cupboard with shelving units. Bedroom 1 is to the back of the property overlooking the beautiful southern Lakeland fells and the rear garden and bedroom 2 and 3 have a lovely outlook onto the neighbourly cul-de-sac.

The property also benefits from a small garden area at the front with a driveway to fit 2 cars (plus granted planning permission to extend the driveway) and a larger than expected garden to the rear of the property. 6 Oak Fold is also still under NHBC warranty until 09/07/2030. A local occupancy clause exists on this property, please ask for more information.

Location: Crosthwaite village lies within the Lake District National Park with a vibrant village atmosphere and community spirit with a highly rated local junior school, village hall, bowling green, tennis court and children's play area together with a popular church and first class pub/restaurant. The market town of Kendal is a short drive away as is the bustling Lakeland Centre of Bowness-On-Windermere.

From Windermere proceed on New Road/Lake Road (A592) into Bowness, straight over the roundabout, bearing next left on to Kendal Road sign posted Lyth Valley. Continue on this road for approximately 5 miles bearing left, sign posted Crosthwaite. Follow the hill down into the village, over the small bridge and continue for approximately 0.25 miles and Oak Fold is on the left hand side.

Accommodation: (with appropriate measurements)

Entrance Hall

Living Room 14' 2" max x 13' 4" max (4.32m x 4.06m)

Dining Kitchen 13' 9" x 12' 4" (4.19m x 3.76m)

Separate Toilet 4' 8" x 4' 1" (1.42m x 1.24m)

Rear Hall

First Floor:

Landing

Bedroom 1 13' 8" x 9' 5" (4.17m x 2.87m)

Bedroom 2 14' 2" max x 9' 5" max (4.32m x 2.87m)

Bedroom 3 8' 3" max x 8' 2" max (2.51m x 2.49m)

Bathroom

Property Information:

Outside: A small garden area to the front and a beautiful large garden to the side and the rear of the property with a relaxing seating area and a large shed to the side of the driveway.

Services: Mains water and electricity. The property was built with efficiency in mind to reduce the cost of running the property, with a highly efficient (and very cheap to run) ground source heat pump heating system to conventional radiators, high levels of insulation and double glazed windows. Septic tank is shared by the estate and a service charge of £68.54 per month covers grounds maintenance, private shared drainage system, servicing and standing charge connections for the ground source heat pump heating system and a small administration charge to oversee it.

Council Tax: Westmorland and Furness Council - Band C.

Tenure: Freehold. Vacant possession upon completion.

Viewings: 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://w3w.co/oils.lectured.divided>

Notes: *Checked on <https://b4rn.org.uk/> 26th April 2023 - not verified.



Bedroom 3



Bathroom



Garden

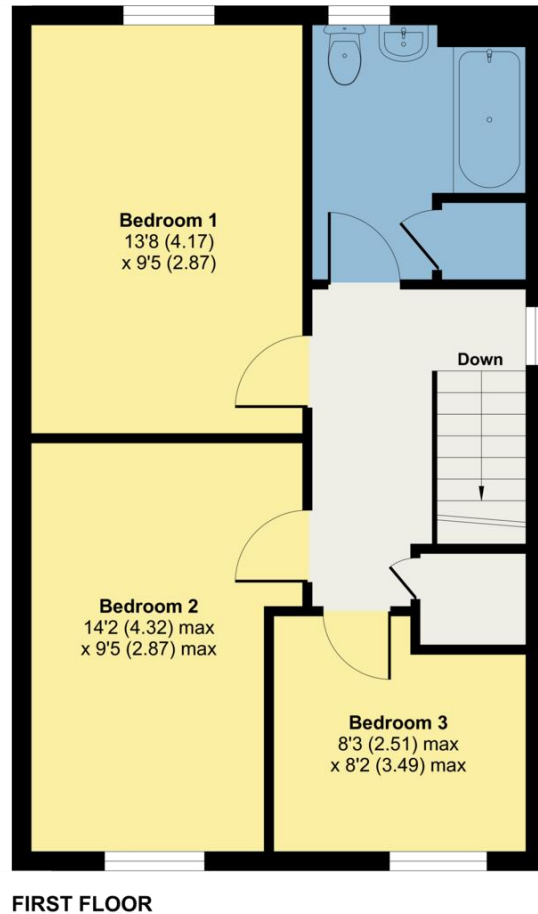
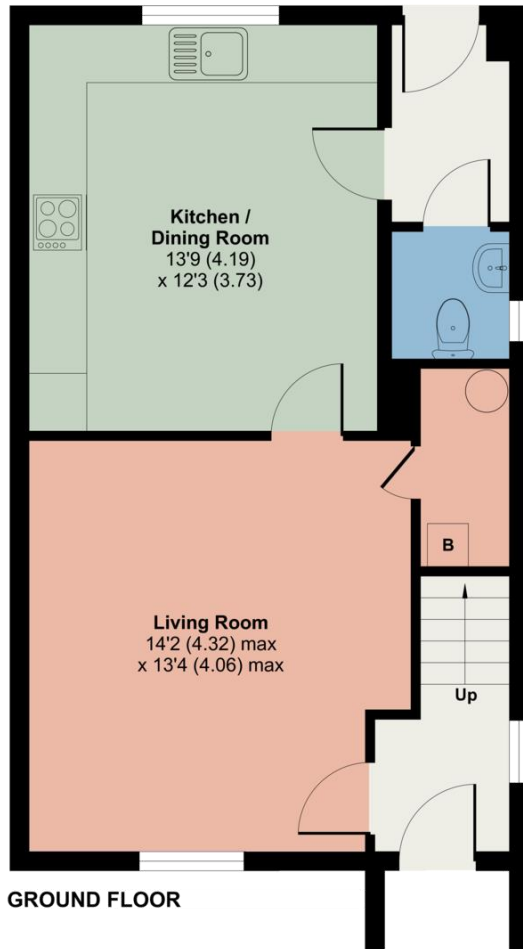


Ordnance Survey Ref: 01100504

6 Oak Fold, Crosthwaite, LA8

Approximate Area = 984 sq ft / 91.4 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). © n1che.com 2023. Produced for Hackney & Leigh. REF: 976030

A thought from the owners...

"This is a very light, bright place to live, with lovely views over the Lyth Valley. Absolutely loved my time living in this beautiful community"

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