



Rose Cottage, Crosthwaite
£780,000



Rose Cottage

Crosthwaite

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. The village has a primary school rated Outstanding by Ofsted, church, village hall which has many organized events, bowling green, tennis court and an award winning public house/restaurant in the Punch Bowl. The location offers excellent walks from the door and is convenient for both Windermere and Kendal 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 beams, is well proportioned and well presented throughout. Nestled in a desirable village location, this charming detached house exudes the idyllic charm of a country cottage. Partial double glazing and oil-fired central heating offer modern comforts, while two reception rooms provide ample space for relaxing and entertaining. The breakfast kitchen is a delightful feature, complete with bespoke kitchen units and an AGA for preparing delicious meals. The ground floor also offers a double bedroom along with a handy shower room as well which comprises a W.C., wash hand basin and shower cubicle. Upstairs, two bedrooms offer cosy accommodation, along with a family bathroom.

Stepping outside into the pretty cottage gardens and grounds, feature two generous lawns, perfect for outdoor activities, as well as numerous seating areas to soak up the tranquillity of the surroundings. A timber garden shed and water supply add practicality to the outdoor space, while a useful storage area at the rear includes two log stores and ample space for further storage. The property's entrance is through double wooden gates, offering a high degree of privacy and leading to a gravelled driveway with ample parking. This well-maintained outdoor oasis provides a seamless extension to the cottage's charm, inviting residents to enjoy the beauty of nature right at their doorstep.





GROUND FLOOR

DINING ROOM WITH SNUG AREA

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

SITTING ROOM

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

BREAKFAST KITCHEN

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

INNER HALL

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

BEDROOM

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

SHOWER ROOM

7' 9" x 7' 4" (2.36m x 2.24m)

FIRST FLOOR

LANDING

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

BEDROOM

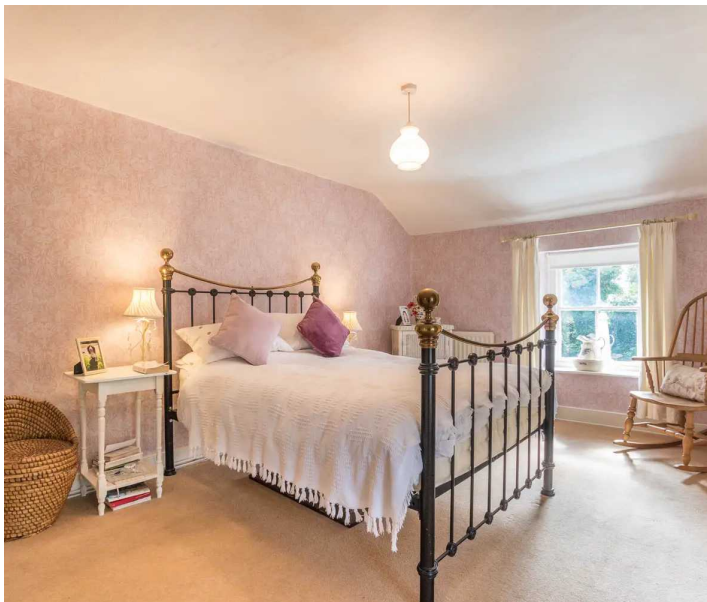
17' 1" x 12' 6" (5.21m x 3.80m)

BEDROOM

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

BATHROOM

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



- Charming detached cottage
- Two reception rooms
- Breakfast kitchen with AGA
- Three bedrooms
- Bathroom and shower room
- Beautiful gardens
- Gated driveway with ample parking
- Outstanding rated Ofsted primary school
- Desirable village location with award winning pub/restaurant
- Ideal family home, second home or holiday let

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 Starntwaite to find Rose Cottage situated on the right.

WHAT3WORDS: grad.unlisted.dream

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

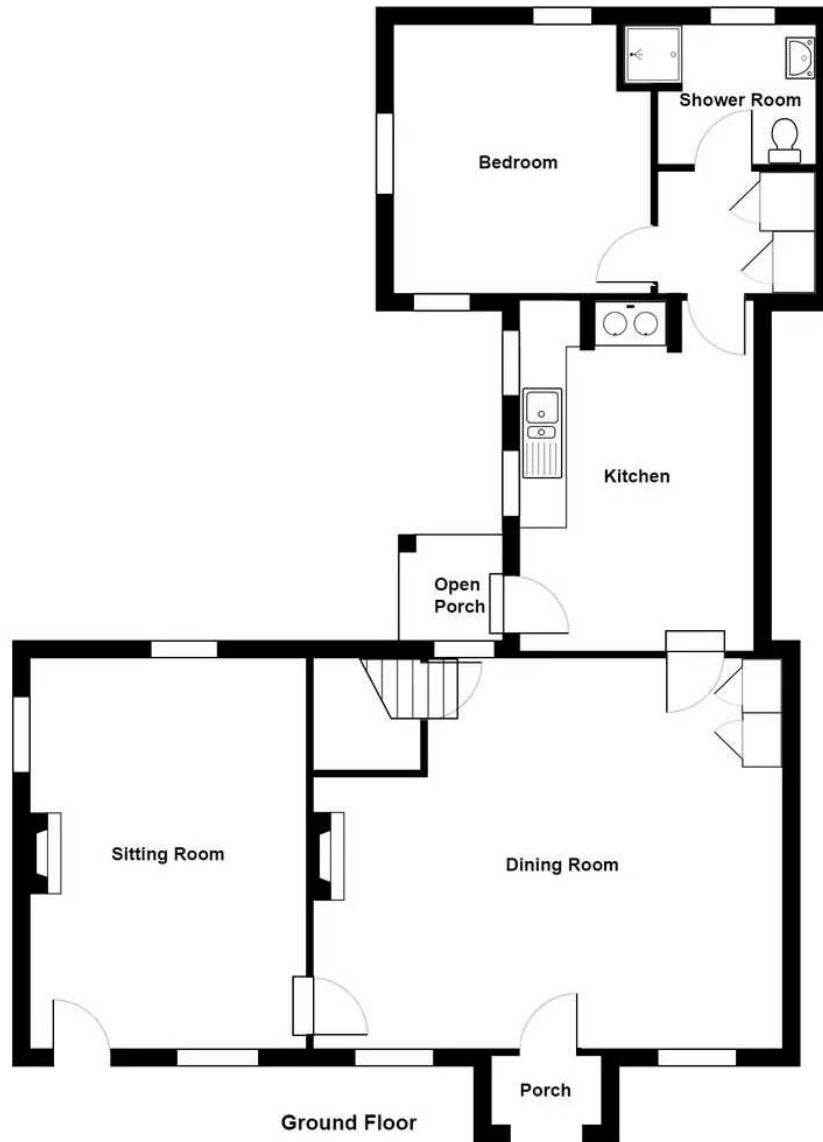
SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage.



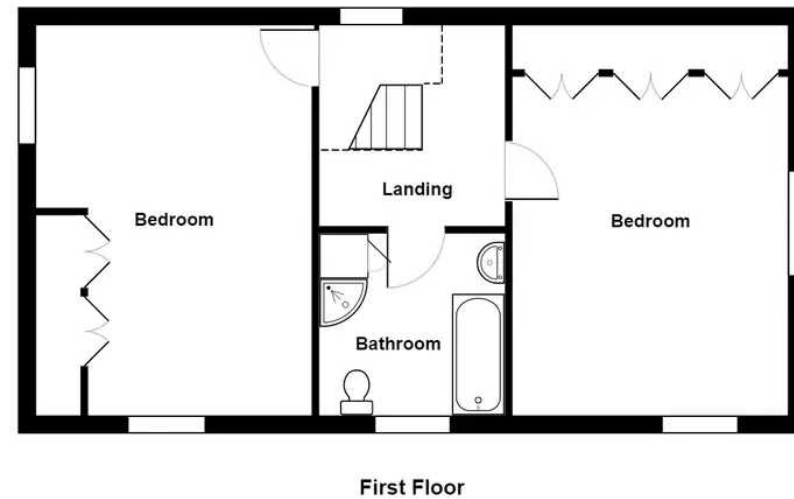






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For illustrative purposes only - not to scale. The position and size of features are approximate only.
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