



10 Oak Fold, Crosthwaite  
£130,000



## 10 Oak Fold Crosthwaite, Kendal

Nestled in the picturesque village of Crosthwaite within the Lake District National Park, this charming two bedroom semi-detached bungalow presents a rare opportunity to embrace a tranquil lifestyle in a truly idyllic setting. This charming property presents a rare opportunity for those seeking a peaceful abode within reach of local amenities. As you approach the property, the allure of the attractive village location sets the tone for the peaceful retreat that awaits within.

Upon entering the home, you are welcomed into a cosy sitting room that exudes warmth and comfort, offering a space perfect for relaxation and unwinding after a long day. The stylish fitted kitchen and dining room provide a functional yet elegant space for preparing meals and entertaining guests, boasting modern amenities including integrated oven, hob with extractor over and fridge/freezer and ample storage. The property features two generously sized double bedrooms and the modern three-piece bathroom offers a sleek design and contemporary finishes. The property is equipped with a ground-source heat pump and double glazing throughout, this home combines modern efficiency with classic charm, ensuring year-round comfort and energy savings.

Outside, the driveway provides convenient parking for up to two vehicles, whilst the beautiful gardens to the front and rear of the property offer a peaceful outdoor space to enjoy the surrounding natural beauty. The garden to the rear provides a private oasis perfect for enjoying the outdoors, whether you're seeking a tranquil spot to unwind or a place to entertain guests. In summary, this semi-detached bungalow presents a rare opportunity to own a piece of paradise within the heart of the Lake District National Park. Don't miss your chance to make this tranquil retreat your own and experience the essence of village living at its finest.

The property is offered at an affordable housing price set at 50% of the market value for purchasers over 55, with specific occupancy restrictions applying and further information can be obtained from our Windermere office.

**COUNCIL TAX BAND: C**

**EPC ENENERGY EFFICIENCY RATING: B**

**EPC ENVIROMENTAL IMPACT RATING: B**

**TENURE: LEASHOLD**

**SERVICES:** Mains water, mains electric, ground source heat pump, shared klargester treatment plant.





- Charming semi detached bungalow
- Attractive village location within the Lake District National Park
- Cozy sitting room
- Stylish fitted kitchen / dining room
- Two double bedrooms
- Modern three piece bathroom
- Driveway with space for two vehicles
- Beautiful gardens to the front and rear of the property
- Ground source heat pump and double glazing throughout
- Affordable housing at 50% market value for purchasers over 55 and occupancy restriction apply

#### **HALLWAY**

17' 7" x 4' 6" (5.36m x 1.37m)

#### **SITTING ROOM**

12' 6" x 12' 0" (3.82m x 3.67m)

#### **KITCHEN**

12' 0" x 11' 9" (3.65m x 3.58m)

#### **BEDROOM**

12' 10" x 11' 9" (3.91m x 3.59m)

#### **BEDROOM**

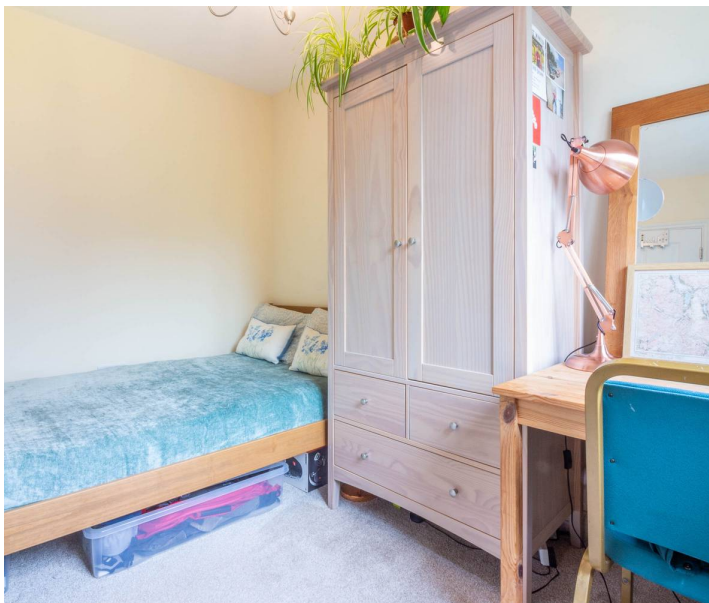
7' 0" x 6' 4" (2.14m x 1.93m)

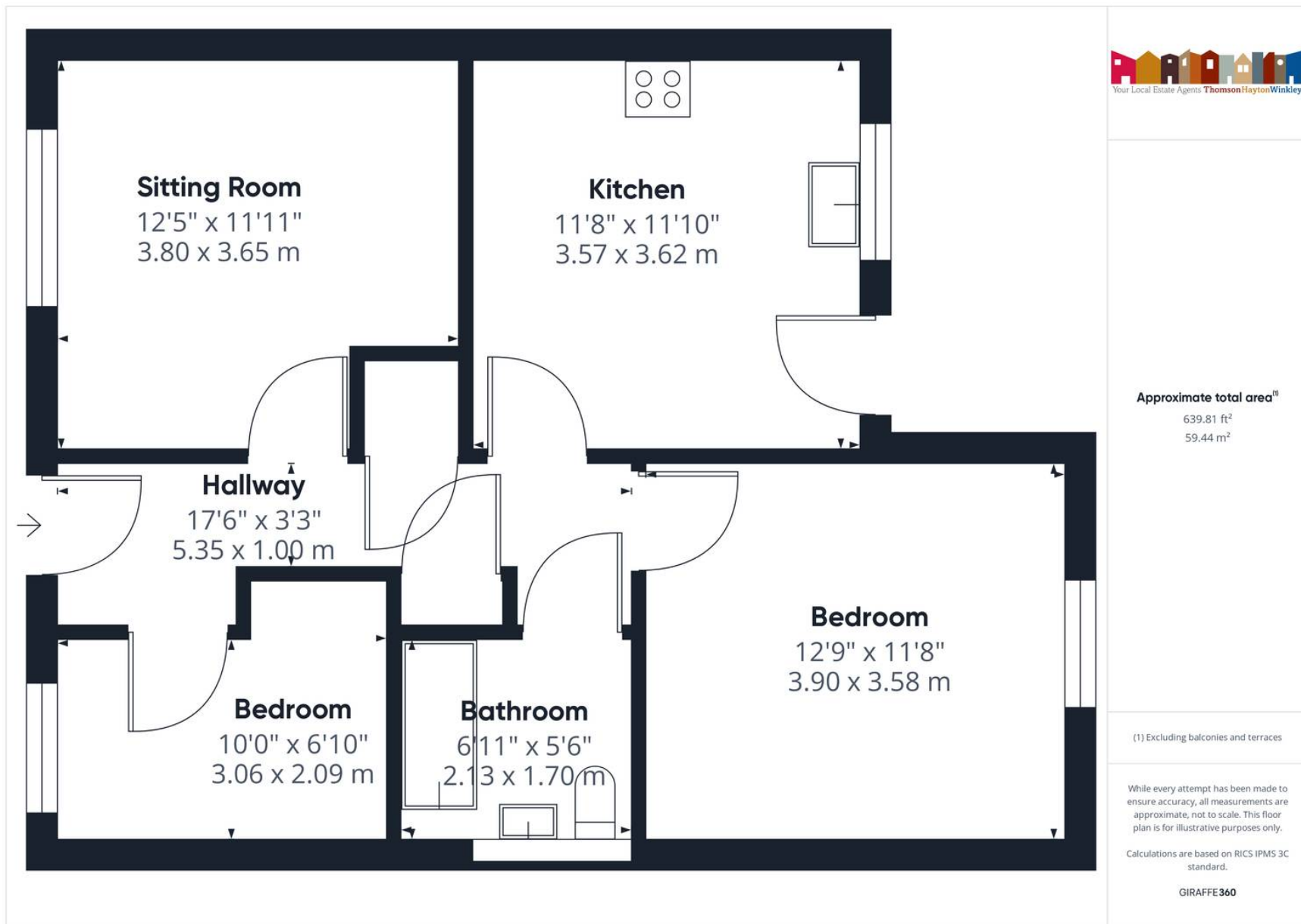
#### **BATHROOM**

7' 0" x 6' 4" (2.14m x 1.93m)

#### **PLEASE NOTE**

The bungalow is available for sale at 50% of full market value by way of shared ownership scheme with Castles and Coasts Housing Association. The purchaser must use the property as their main or principle residence, be 55 or over and satisfy the qualifying criteria for the occupancy restriction. There is also a rent payable to Castles & Coasts for the proportioned not owned along with a service charge payable each month for communal elements of the site.





## THW Estate Agents

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