



Broad Oak, Crosthwaite  
£725,000





## Broad Oak

### Crosthwaite, Kendal

A charming semi-detached farmhouse conversion located in a lovely countryside setting just outside of Crosthwaite. The property has easy access to local amenities from Kendal, Bowness-on-Windermere and Crosthwaite, road links to the Lake District National Park and the M6 Motorway. This charming 5 bedroom semi-detached farmhouse boasts a perfect blend of traditional charm and modern convenience. The property features stunning original features including beams, internal windows, and cupboards, you can still see the horse plaster in the original hallway, adding character and warmth to the interior. The property has been extended by the current owners where they have added a stunning kitchen, dining living area and have also added a new entrance porch as well to the side. The two reception rooms offer versatile living spaces with a sitting room for relaxation and a dining and living space for family gatherings. The well-appointed kitchen with a breakfast island is a focal point for culinary activities, with the kitchen having Engineered wood flooring and underfloor heating, while the utility room with original slab flooring provides practical amenities. Upstairs, five double bedrooms provide ample accommodation for the whole family. The property also includes a family bathroom, en-suite bathroom in the main bedroom, and a convenient downstairs toilet. Outside, the landscape gardens are a peaceful retreat with multiple patio seating areas and several outhouses for storage. The beautiful far-reaching views from the garden create a serene backdrop to every-day life. Driveway parking and off-road parking ensure convenience for residents and guests alike. The property has oil central heating, a private water supply and a private septic tank as well.

The outdoor space of this property is truly a nature lover's paradise. The landscape gardens offer various sitting areas for relaxation and entertainment, while the property's outbuildings, including a garage/workshop, shed, greenhouses, a chicken run, and an orchard, cater to the needs of gardening enthusiasts. A duck enclosure and vegetable patch near the shed add a touch of rural charm to the surroundings. The lush lawns provide a tranquil setting for outdoor activities, with ample space for garden furniture on the patio seating areas.

- Semi-detached charming farmhouse
- Stunning original features which include beams, internal windows and cupboards
- Two reception rooms with a sitting room and dining and living space
- Beautiful far reaching views from the garden
- Well appointed kitchen with a breakfast island
- Utility room
- Four double bedrooms that accommodate for all the family and an office that could be used as a single bedroom
- Lovely landscape gardens with patio seating areas and multiple outhouses
- Family bathroom, en-suite bathroom and a downstairs toilet
- Garage/workshop, driveway parking and off road parking

#### **EPC RATING D**

#### **SERVICES**

Oil central heating, mains electric, private water supply, private septic tank

#### **COUNCIL TAX: BAND E**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal follow the Underbarrow road to Crosthwaite, just before coming into Crosthwaite take a left onto Mill Lane. Follow Mill Lane until you come to a T junction from here go straight across and follow the country lane and take the first right which leads straight to Broad Oaks.

**WHAT3WORDS:** grace.resist.snowy





## GROUND FLOOR

### ENTRANCE HALL

10' 4" x 8' 11" (3.14m x 2.71m)

### KITCHEN, DINING LIVING AREA

26' 3" x 16' 9" (8.01m x 5.10m)

### INNER HALLWAY

15' 9" x 4' 5" (4.79m x 1.34m)

### SITTING ROOM

18' 10" x 15' 7" (5.73m x 4.76m)

### UTILITY ROOM

15' 8" x 10' 3" (4.78m x 3.13m)

### DOWNSTAIRS TOILET

4' 11" x 3' 10" (1.50m x 1.16m)



## FIRST FLOOR

### LANDING

9' 3" x 7' 0" (2.82m x 2.14m)

### BEDROOM

16' 7" x 12' 0" (5.05m x 3.67m)

### BEDROOM

16' 6" x 11' 3" (5.03m x 3.44m)

### BATHROOM

9' 2" x 8' 8" (2.79m x 2.64m)

### LANDING

7' 9" x 6' 4" (2.36m x 1.92m)

### BEDROOM

15' 9" x 13' 3" (4.80m x 4.04m)

### EN-SUITE

6' 11" x 6' 11" (2.11m x 2.10m)

### BEDROOM

13' 9" x 9' 7" (4.19m x 2.93m)

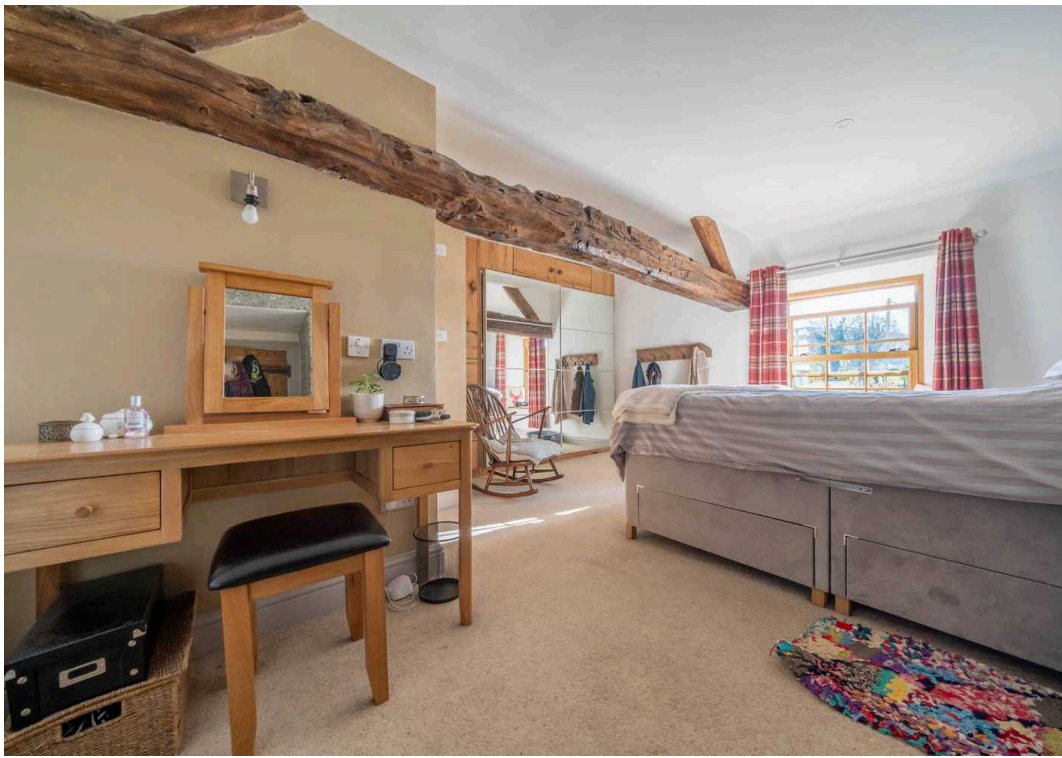
### BEDROOM

9' 9" x 8' 6" (2.96m x 2.59m)

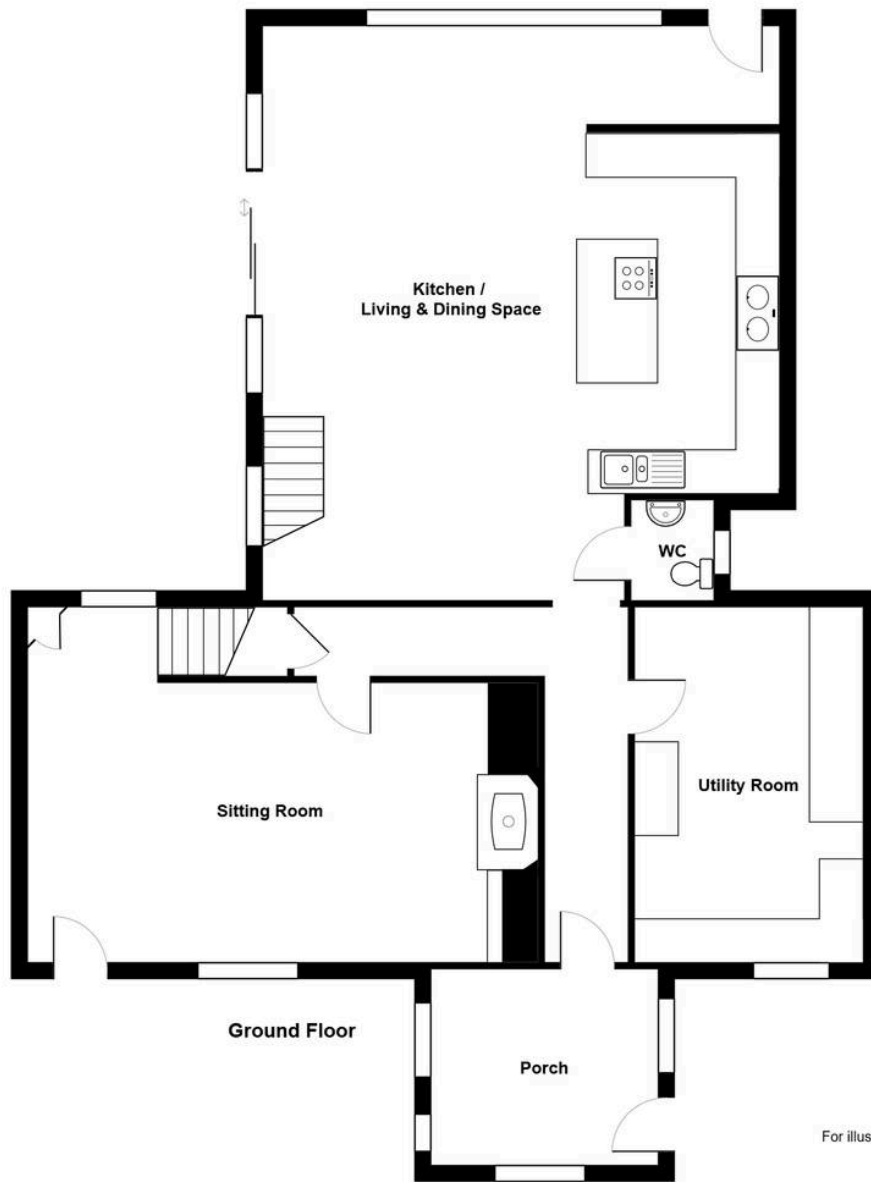
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Broad Oak, Crosthwaite  
 Area: 240.0 m<sup>2</sup> ... 2583 ft<sup>2</sup>

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

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