



Gilthroton Hayloft, Burneside
£350,000



Gilthroton Hayloft

Burneside

A well presented mid-terraced property boasting fabulous unspoilt countryside views situated in a rural location within a small development of similar properties in the hamlet of Cowan Head where there are beautiful countryside walks from the doorstep. Cowan Head is located just 1.4 miles from Burneside, 2.4 miles from Staveley and 5.9 miles from Windermere and offers easy access to the rest of the Lake District National Park, the mainline railway station at Oxenholme and road links to the M6.

Nestled within the scenic countryside, this charming mid-terraced property offers a delightful retreat with its enchanting setting and modern comforts. This 2 bedroom house boasts a cosy open-plan living area, combining dining, living, and kitchen spaces, complemented by a rustic log burner for those chilly evenings. Both bedrooms come with en-suite bathrooms, ensuring convenience and privacy for residents. The property is equipped with double glazing and gas central heating for year-round comfort. With no upper chain, easy access to local amenities, and a successful history as a holiday let, this property presents a rare opportunity for prospective buyers seeking a blend of rural charm and modern living.

Stepping outside, the property reveals an inviting rear garden, fully enclosed for privacy and security. A decked area offers space for outdoor dining and relaxation, overlooking a lawn at the base of the garden, ideal for enjoying the natural surroundings. The picturesque views extend beyond the property, showcasing vast fields and countryside vistas that add to the property's allure. To the front, convenient parking cater to residents and guests, ensuring practicality and ease of access. Whether unwinding in the garden or exploring the local area, this property offers a peaceful retreat in a scenic countryside setting, making it an ideal investment opportunity or permanent residence for those seeking tranquillity and comfort in a beautiful location.

- Mid-terraced property
- Charming open plan living area with dining, living and kitchen space including a log burner
- Two bedrooms with both having en-suite bathrooms
- Double glazing and gas central heating
- Enclosed garden to the rear with far reaching views
- Off street parking to the front
- Located in a beautiful countryside setting
- No upper chain
- Easy access to local town amenities
- Has been ran as a successful holiday let

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX BAND: CURRENTLY BAND D

TENURE:FREEHOLD

DIRECTIONS

From Windermere travel in the direction of Kendal on the A591. Pass through Ings and pass the two exits for Staveley to take the next left in to Winter Lane signposted Cowan Head 3/4 mile. Follow the road and turn left in to the private road to Cowan Head. Proceed towards the development and just before the entrance to the development turn left onto the track. Continue to the courtyard to find Gilthron Hayloft on the left.

WHAT3WORDS://denoting.meanings.thinkers





GROUND FLOOR

ENTRANCE HALL

5' 5" x 3' 10" (1.66m x 1.16m)

OPEN PLAN LIVING AREA

29' 0" x 20' 10" (8.83m x 6.36m)

INNER HALLWAY

9' 2" x 4' 11" (2.80m x 1.50m)

FIRST FLOOR

LANDING

4' 0" x 3' 7" (1.21m x 1.09m)

BEDROOM

17' 1" x 8' 5" (5.20m x 2.56m)

EN-SUITE

10' 11" x 7' 6" (3.34m x 2.28m)

BEDROOM

13' 7" x 10' 0" (4.15m x 3.05m)

EN-SUITE

10' 0" x 5' 10" (3.06m x 1.79m)











Approximate total area⁽¹⁾

1003 ft²

93.2 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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