



Dodds Howe Cottage

Crosthwaite, LA8 8HX

Price £695,000

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Crosthwaite

A delightful detached country cottage of character providing attractively presented and spacious family accommodation including three reception rooms and four bedrooms, together with good sized gardens and ample parking. The property is currently operated as a successful holiday let via Sally's Cottages and would make an ideal holiday home, weekend retreat or permanent residence and occupies a picturesque location in the much sought after South Lakeland village of Crosthwaite which is well placed for Windermere and Kendal and for exploring this beautiful part of the Lake District with a variety of long and short walks leading off in all directions. The property is available for purchase as an ongoing holiday let with forward bookings through Sally's Cottages and furniture is available by separate negotiation.

Dodds Howe Cottage enjoys a peaceful and enviable semi-rural position in the Lyth Valley in the highly sought after South Lakeland village of Crosthwaite, which is wholly within the Lake District National Park. Crosthwaite is an attractive village with a thriving sense of community and amenities including a well regarded primary school, church, village hall, bowling club, tennis club, childrens play area and an excellent pub. There is convenient road access to Windermere to the north, Kendal to the east and the A590 trunk road and M6 junction via the Lyth Valley to the south.





Directions

Approaching from the head of the Lyth Valley Road or from Bowness/ Winster, turn into Crosthwaite village and cross over the small bridge. After 100yds take a left turn at the village green into a country lane, Dodds Howe Cottage is the second property on the right hand side with gated driveway.

Accommodation

From the driveway, a patio area leads to the kitchen door; there is also access at the front of the property via a traditional double fronted entrance porch.

fitted kitchen comprises of units along one side fully equipped with electric oven, gas hob, two undercounter fridges, undercounter freezer, microwave, dishwasher, washing machine, tumble dryer and plenty of storage space. Open to the kitchen is a generous breakfast dining area. Adjacent to the breakfast area is a under stairs cupboard useful for storage.



Breakfast Kitchen

21'5 x 8'7 (6.5m x 2.6m)

Large L-shaped kitchen to dining area forming a lean to extension at the rear of the original property with views out of the sash windows to the rear garden. The kitchen area has a high ceilings with beams and spot lighting and has a tiled floor throughout. The



Living/Dining Room

19'9 x 10'5 (6.0m x 3.2m)

Large family reception room with two sash windows and original door to the front aspect and to one end is an open fireplace with inset log burning stove and adjacent is a recessed cupboard with shelving. The room presently houses a large eight seater dining table and makes an ideal formal dining and entertaining room. The room retains the original ceiling beams and has oak engineered flooring.



Lounge

17'3 x 10' (5.3m x 3.3m)

Generous lounge with sash windows on three sides enjoying pleasant aspect over the gardens, central to the room is an open fireplace with inset log burning stove with built in shelving and cupboard to the alcove. Fitted wall lights and exposed timber lintels over the windows.

Hall

Central to the house is a attractive hall with Lakeland stone slate flagged floor, alcove with wall light and stairs leading up to the first floor.

Landing

Landing space with access to all bedrooms and attic hatch to loft space.



Master Bedroom

17'3 x 10'10 (5.3m x 3.3m)

Large double bedroom suite with sash windows to both the front and rear aspect, king size bedroom with ample space for wardrobes and bedroom furniture.

En-suite Shower Room

Comprising curved shower cubicle with electric shower, WC and pedestal wash basin. Finished with panelled walls to half height and a small sash window.

Bedroom Two

9'8 x 9'2 (2.9m x 2.8m)

Double bedroom with sash window to the front aspect with exposed timber lintel over, space for wardrobe.



Bathroom

Large family bathroom comprising panelled bath with shower over, WC and pedestal wash basin. Finished with panelled walls to half height, tiled around the bath and a sash window with traditional exposed timber lintel over. Built in shelved airing cupboard.



Bedroom Three

10' x 9'6 (3.1m x 2.9m)

Twin bedroom with sash window to the front aspect with exposed timber lintel over, ample space for wardrobes.



Bedroom Four

10' x 9'1 (3.1m x 2.9m)

Fourth double bedroom with sash window to the rear aspect with timber lintel over enjoying views out to the rear garden. Ample space for wardrobes.



Outside

To the front of the property is a small border with white picket fence. The driveway with gates is at the side of the property with parking for two cars and raised decking area for catching the evening sun and hides the drainage tank neatly beneath. Immediately to the rear of the property and kitchen is a pleasant stone flagged patio area with low stone wall and steps leading up to the lawned garden. This lawned garden extends far beyond view and widens bounded by a Lakeland stone wall all round and has an area housing the oil tank and a large storage shed.

Please Note; there is a development in progress beyond the rear garden which is to comprise a small three property development. Please ask the agent for more information and plans on this if required.



Services

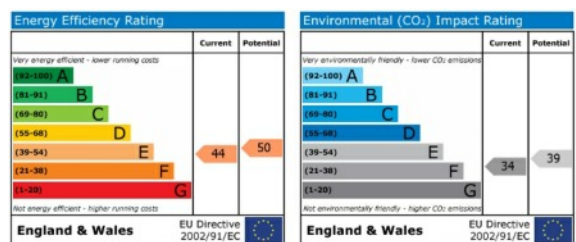
Mains water and electric. Oil fired central heating and private drainage.

Tenure

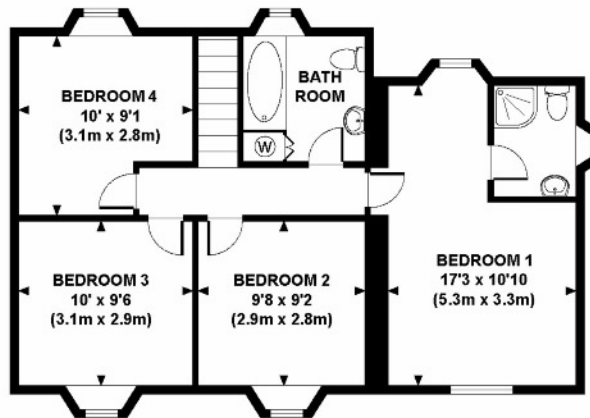
Freehold.

Council Tax Band

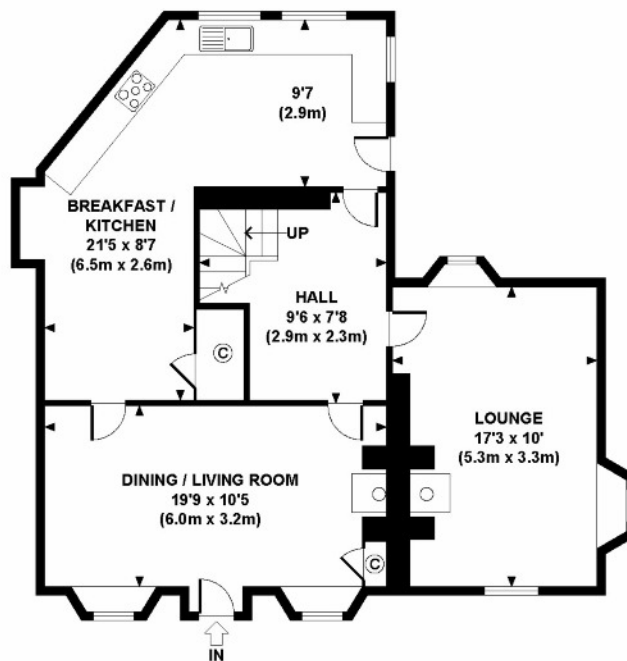
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DODDS HOWE COTTAGE



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 631 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 854 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1485 SQ FT / 138 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.2dexpert.net

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.