



Crosthwaite





£725,000

Gilpin Green Barn
Crosthwaite
Kendal
Cumbria
LA8 8HX

Set in the much sought after area of Lyth Valley. An imaginative, split level, barn conversion. Originally built in 17th Century for the neighbouring farmhouse and converted in the 1980's by the present owners who have lived in it ever since.

Offering 4 bedrooms, 2 bath/shower rooms and a fantastic open plan, split level, kitchen, dining, living room and snug with vaulted ceilings and exposed beams and trusses, complete with conservatory and wooden balcony overlooking the rear gardens and the fields and fells beyond.

Property Ref: 25574

4  2  4  E 



Lounge



Lounge



Lounge

Description:

A detached barn conversion, converted by the present owners in the mid 1980's offering thoughtfully designed and versatile accommodation which allows the property to have 2-3 reception rooms and 4 bedrooms (1 en-suite) plus a shower room, study and utility room.

Outside is a mainly lawned rear garden with well established borders, rockeries and trees, tiered patios, timber shed and feature pond. A detached garage, which is currently 3 adjoining rooms, one of which has been used as an outside office, and driveway parking for 3-4 vehicles can be found to the front of the property.

Location:

From Windermere proceed on New Road/Lake Road (A592) into Bowness, straight over the roundabout, bearing next left on to Kendal Road sign posted Lyth Valley. Continue on this road for approximately 5 miles bearing left sign posted Crosthwaite. Follow the hill down into the village, over the small bridge and Gilpin Green Barn is the second property on the right.



Views from Conservatory

Accommodation: (with approximate measurements)

Entrance Hall

Real wood beamed ceiling, amtico slate tiled floor and built-in storage cupboards.

Snug

15' 11" x 8' 7" (4.85m x 2.62m)

Parquet flooring and beamed ceiling. Television point, wall lights and radiator. Door to:

Hobby Room/Office

11' 6" x 10' 4" (3.51m x 3.15m)

A dual aspect room with views over the adjoining fields. Tiled floor.

Bedroom 2

15' 9" x 11' 0" (4.8m x 3.35m)

A dual aspect room with views of the fields and beyond. Built-in cupboard and beamed ceiling.

Shower Room

Shower unit with Aqualiser shower, pedestal wash hand basin and WC. Chrome heated towel rail, tiled walls and tiled floor. Extractor fan.

Utility

12' 2" x 4' 6" (3.71m x 1.37m)

Base units with worktop and inset stainless steel sink. Plumbing for washing machine and Grant boiler. Beamed ceiling and slate flooring. Door to outside.



Dining Area



Kitchen



Bedroom 1



Bedroom 1



Bedroom 1 En-Suite

Stairs to:

Landing

Floor to ceiling windows, storage cupboards.

Bedroom 3

13' 0" x 9' 5" Max (3.96m x 2.87m Max)

Built in wardrobes and cupboard, beamed ceiling and radiator.

Bedroom 4

9' 8" x 9' 2" Max (2.95m x 2.79m Max)

Beamed ceiling and radiator.

Stairs to:

First Floor

Lounge

21' 1" x 15' 8" (6.43m x 4.78m)

A triple aspect room with beamed ceiling and open fire with slate hearth. Television point and radiators.

Conservatory

12' 5" x 10' 3" (3.78m x 3.12m)

Fabulous views of the neighbouring fields with door to decked balcony. Oak flooring.



Bedroom 3

Kitchen and Dining Room

21' 0" x 10' 8" (6.4m x 3.25m)

Kitchen area with a good range of wall and base units, a wall mounted plate rack and worktops with inset stainless steel sink. NEFF induction hob with extractor fan over. Built in fridge and oven, plumbing for dishwasher or washing machine. Wood flooring and part tiled walls.

Dining area with wood flooring, vaulted beamed ceiling and radiator.

Bedroom 1

20' 11" x 10' 8" Max (6.38m x 3.25m Max)

A dual aspect room with feature fireplace, wooden beams and marble hearth. Dressing area with built in wardrobes. Velux windows.

En-suite

A 3 piece suite of Bath with shower over, vanity unit with basin with stone worktop and cupboards beneath and WC. Chrome heated towel rail, tiled walls and tiled floor.



Bedroom 4



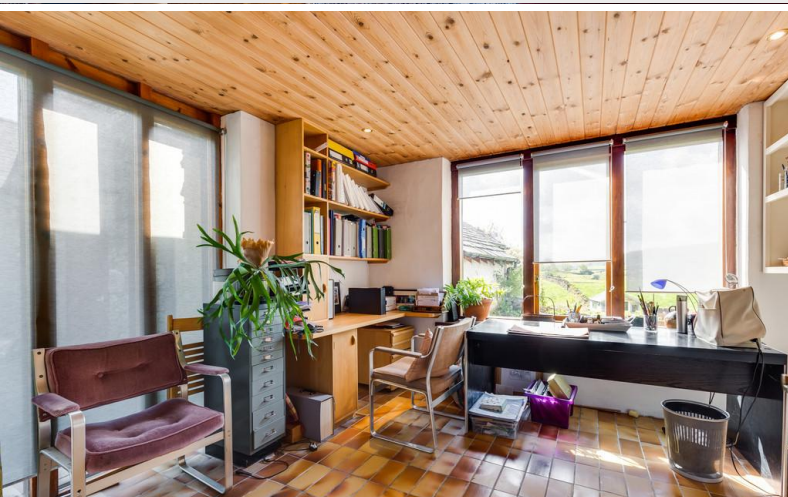
Bedroom 2



Snug



Snug



Hobby Room

Outside:

To the front of the property there is driveway parking for up to 4 vehicles and a well established rockery with Magnolia tree.

To the rear of the property is a lawned garden with feature pond and rockery areas, patio seating areas, vegetable plot and timber shed all looking over to the adjoining fields.

The side of the property is stone flagged and there is a log store and an outside tap.

Detached Garage

The current owners have now split the garage into 3 storage areas/workshops/office areas. It can very easily be turned back into a garage.

Outside Office 1

16' 6" x 10' 3" (5.03m x 3.12m)

Door to outside, shelving and storage heater. Velux window.

Outside Office 2

11' 9" x 8' 11" (3.58m x 2.72m)

Window overlooking gardens. Storage heater.

Store

12' 8" x 6' 7" (3.86m x 2.01m)

Up and over door, Velux window and shelving.



Gardens and View

Services:

Private drainage to septic tank, mains water and electricity, oil fired central heating to radiators. Double glazed windows.

Tenure:

Freehold. Vacant possession upon completion. The neighbouring property Orchard House has access across the driveway with shared maintenance costs.

Council Tax:

South Lakeland District Council - Band G

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy performance Certificate:

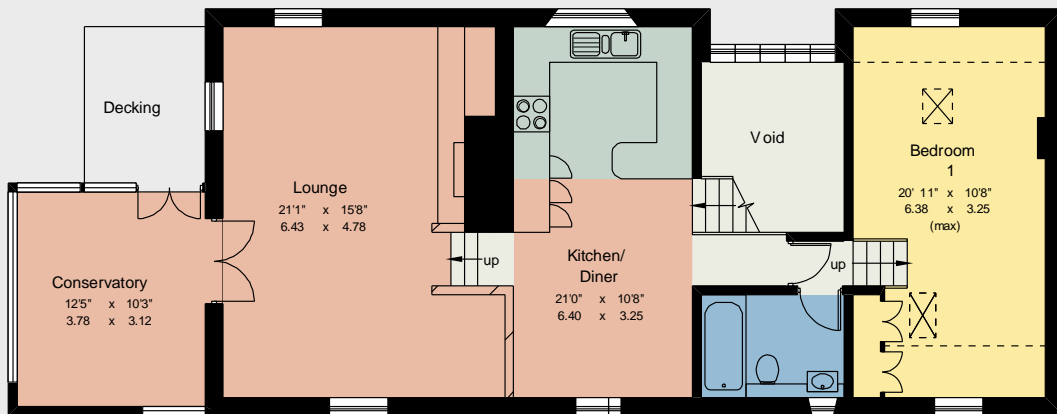
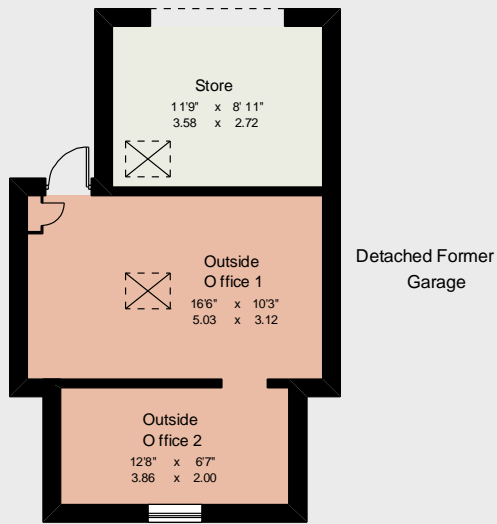
The full Energy Performance Certificate is available on our website and also at any of our offices.



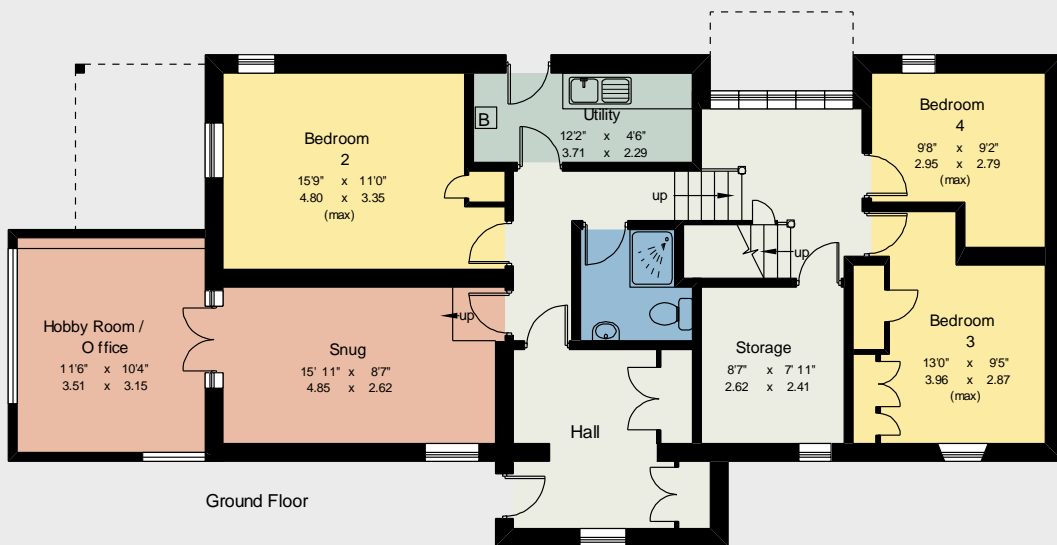
Patio Seating Area



Pond



First Floor



Ground Floor

Approx Gross Floor Area = 2198 Sq. Feet
(exc. Garage) = 203.75 Sq. Metres

For illustrative purposes only. Not to scale.

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