



LOW BECK, CROSTHWAITE, KENDAL, LA8 8HX
£800,000

MILNE MOSER
SALES + LETTINGS

LOW BECK
CROSTHWAITE
KENDAL
LA8 8HX



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DOUBLE GARAGE
& PARKING

OVERVIEW

Immaculate both inside and out, this four bedroom detached house is impeccably presented and will appeal to a range of buyers. The accommodation is across two levels with lots of space for all members of the family. There is a good sized sitting room, separate dining room with bi fold doors to the garden and a stylish well fitted kitchen and utility room. A useful study or second TV room has separate access to the garden and there is a ground floor cloakroom. Moving to the first floor, an impressive master bedroom suite has been created with dressing area and lots of storage and there are three further double bedrooms, one of which is also ensuite. The house bathroom boasts a four piece suite.

Views towards Whitbarrow and open countryside can be enjoyed from both the ground and first floor and the garden mainly wraps around two sides plus there is driveway parking and a double garage.

Crosthwaite is a thriving village with a real sense of community spirit. The award winning primary school is Ofsted rated Outstanding and there is a village hall and church with numerous clubs and social events. Nearby is a bowling green, childrens playground and all weather tennis court. Kendal and Bowness on Windermere are both under 6 miles away and there are good road links to the M6 motorway via the A590. The property has PV solar panels to the roof, oil fired central heating and UPVC double glazing





ACCOMMODATION

From the ample driveway, a modern front door leads into the good sized porch. A built-in double cupboard provides space for coats and shoes and there is a radiator, ceiling light and double glazed windows.

HALL

9' 3" x 15' 3" (2.82m x 4.65m)

A lovely hallway with natural light from the dining room and UPVC double glazed window on the stairs. Radiator and two ceiling lights.

CLOAKROOM/WC

5' 9" x 5' 2" (1.75m x 1.58m)

Frosted UPVC double glazed window. Fitted with a contemporary vanity wash hand basin, concealed cistern WC, heated towel rail and downlights. There is half height tiling to the walls and an extractor.

SITTING ROOM

17' 10" x 12' 8" (5.43m x 3.87m) excluding the box bay window

The sitting room has three windows - one of which is a box bay, all UPVC double glazed and having pleasant outlooks over the garden or countryside. A living flame LPG fire set to a slate hearth provides a focal point and there are four wall lights and two radiators. Recessed shelving and a slate television/display area.

STUDY

10' 4" x 15' 1" (3.14m x 4.60m)

Glazed sliding double doors lead from the sitting room to the study - perfect if privacy is needed. UPVC double glazed windows overlook the garden and there is an external door. Three wall lights, two radiators and Karndean style flooring.



DINING ROOM

11' 2" x 10' 8" (3.40m x 3.24m)

A lovely bright room with aluminium Origin bi fold doors leading to the garden. Three wall lights and a radiator.

KITCHEN

11' 2" x 11' 7" (3.40m x 3.54m)

Remodelled in recent years, the kitchen is fitted with shaker style base and wall units with polished granite worktops and a one and a half bowl sink with drainer. Induction hob with hood over, an electric double oven and grill plus an integrated fridge freezer and dishwasher. Modern vertical radiator, downlights to the ceiling, under unit lighting and space for a microwave. UPVC double glazed windows overlook the driveway and countryside towards Whitbarrow Scar.



UTILITY ROOM

9' 3" x 7' 0" (2.82m x 2.13m)

Co-ordinating with the kitchen, the utility room has an external door and UPVC double glazed window. Inset sink, under unit lighting and downlights. The oil boiler is concealed to a base cupboard (which also acts as an airing cupboard) and there is plumbing for a washing machine and space for both a fridge/freezer and dryer.

LANDING & STAIRS

An attractive galleried staircase leads to the first floor. UPVC double glazed windows plus a rooflight. Built-in cylinder cupboard, a radiator, ceiling light and access to the loft.

BEDROOM ONE

16' 7" x 13' 9" (5.04m x 4.20m) minimum

Having the feel of a boutique hotel suite, the principal bedroom is an impressive size. A dressing area has been created with a large double wardrobe and dressing table space and there is clever bespoke storage behind the bed. Access to eaves, downlights and a radiator. UPVC double glazed window plus two Velux rooflights.

ENSUITE

7' 2" x 5' 4" (2.18m x 1.63m)

The fully tiled ensuite has been fitted with a large walk in shower cubicle, concealed cistern WC and a vanity wash basin. There are downlights to the ceiling, a mirrored cabinet with lights and a shaver point, an extractor and heated towel rail. Velux rooflight.

BEDROOM TWO

14' 8" x 12' 8" (4.47m x 3.87m)

With UPVC double glazed windows facing towards Whitbarrow Scar and open countryside, this second double bedroom has downlights and a radiator. The adjoining walk in wardrobe has hanging space, shelving, a radiator and a ceiling light.

ENSUITE

5' 3" x 7' 2" (1.59m x 2.18m)

The quadrant cubicle has a seat and shelf and there is a concealed cistern WC and vanity hand basin. Mirror with pelmet lighting above, shaver point, an extractor, heated towel rail and downlights. Tiling to the walls.

BEDROOM THREE

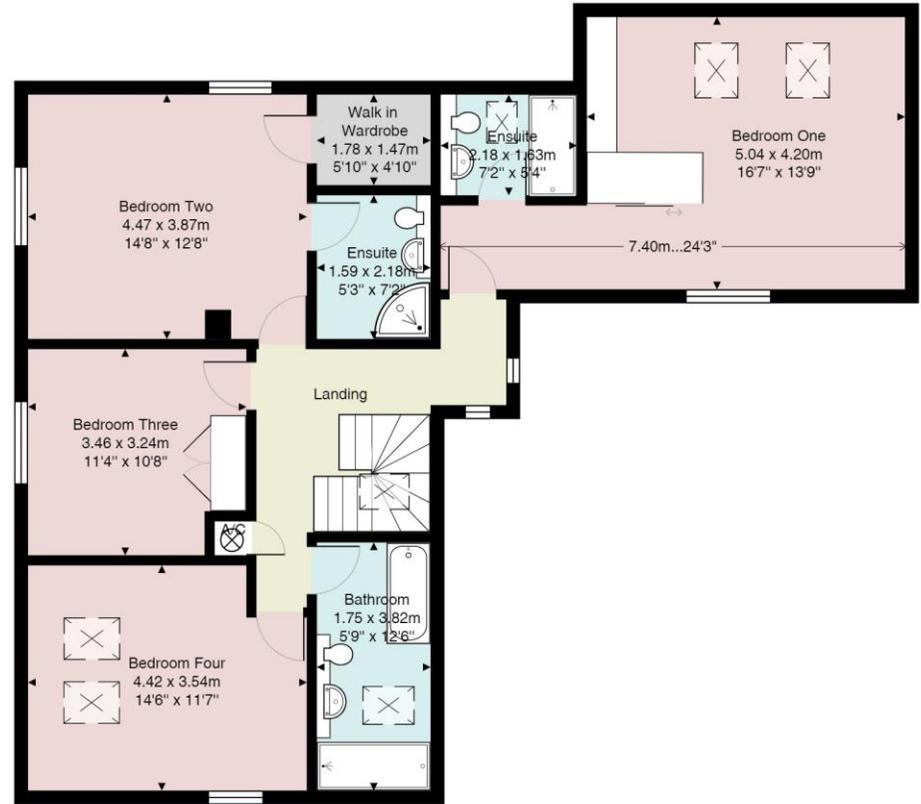
11' 4" x 10' 8" (3.46m x 3.24m) maximum

Built-in double wardrobe, a radiator and downlights. A UPVC double glazed window looks towards Whitbarrow Scar.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





BEDROOM FOUR

14' 6" x 11' 7" (4.42m x 3.54m)

The final double bedroom has two Velux rooflights and a UPVC double glazed window. Downlights and a radiator.

BATHROOM

5' 9" x 12' 6" (1.75m x 3.82m)

The house bathroom has been fitted with a modern stylish four piece suite comprising bath with central taps, a walk in shower cubicle, concealed cistern WC and a vanity hand basin. Fully tiled, the bathroom has a heated towel rail, shaver point, downlights and an extractor.

EXTERNAL

The garden is a credit to the current owners, well-tended and thoughtfully planned. There is a lawn - ideal for children and play - whilst the patio provides privacy and the ideal place to sit out. Flower borders are interspersed with evergreens, magnolias and shrubs and there is a further area across the driveway which has been planted for minimal maintenance.

The extensive drive provides parking and turning for a number of cars, the oil tank is to one side and along with a bin and gas bottle store.

DOUBLE GARAGE

18' 1" x 22' 1" (5.51m x 6.73m)

Electric up and over door plus a pedestrian door. Power, light and tap. The garage also houses the controls and isolator for the solar panels along with the battery storage.



DIRECTIONS

Leaving Kendal on Greenside, proceed up and over Scout Scar dropping down into Underbarrow. Continue through Underbarrow and on to Crosthwaite. Pass The Punchbowl and Church, Primary School and Village Institute. The property is located to the right hand side shortly after the turning to Starnthwaite - the driveway is clearly marked.

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GENERAL INFORMATION

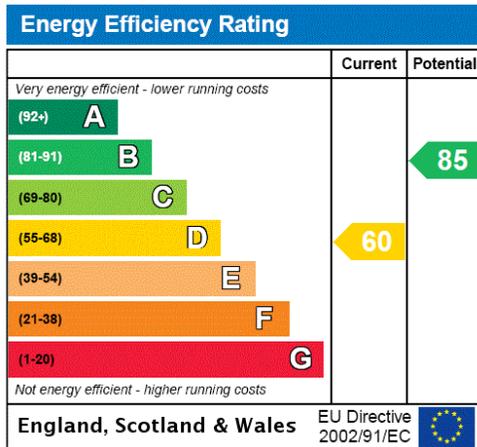
Services: Mains Water and Electric. Oil fired central heating. PV solar panels with battery storage - details of the FIT are available.

Drainage via shared septic tank

Tenure: Freehold. The neighbouring property has access across part of the driveway to their property

Council Tax Band: G

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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