



INNISFREE, CROSTHWAITE, KENDAL, CUMBRIA, LA8 8HX  
**£695,000**

**MILNE MOSER**  
SALES + LETTINGS



INNISFREE  
CROSTHWAITE  
KENDAL,  
LA8 8HX



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DOUBLE GARAGE  
& PARKING

#### OVERVIEW

Having a versatile layout, perfect for a growing family, multi-generational living or visitors, this four bedroom detached house is worthy of internal viewing. There is potential to re-configure however the current layout already boasts three reception spaces and a kitchen on the ground floor along with an all-important utility room and cloakroom. The first floor within the main house has three bedrooms - all with built in cupboards/walk-in wardrobes and one is ensuite. The self-contained annexe/fourth bedroom is above the garage and has its own ensuite. Easily managed garden spaces wrap around three sides of the house and there is ample parking plus a double garage. There are pleasant views across the village rooftops, fields and Whitbarrow Scar.

#### LOCATION

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 double glazing

#### ACCOMMODATION

From the gravelled driveway, a glazed door leads into the porch.







#### ENTRANCE HALL

6' 8" x 9' 4" (2.02m x 2.84m)

A light and bright porch with a Velux rooflight, Lakeland slate flooring, a wall light, alcove picture light and a radiator. A glazed door allows natural light into the hallway.

#### HALL

A long hallway with stairs leading to the first floor, two ceiling lights and a radiator. There is a useful under stair cupboard, open access to the dining room and glazed internal doors to the sitting room, study and kitchen.

#### WC

Fitted with a WC, wash hand basin, radiator, ceiling light and extractor.

#### SITTING ROOM

11' 9" x 23' 10" (3.59m x 7.26m) into bay

A double glazed box bay window faces the front aspect and there are two further UPVC double glazed windows to the side - all with pleasant outlooks. A generous room with beams to the ceiling, a local stone fire surround with Lakeland slate inset and hearth and an LPG fire. The stonework continues creating space for a television and there is shelving, three radiators, two ceiling lights and two wall lights.

#### DINING ROOM

9' 5" x 10' 1" (2.87m x 3.08m)

Sliding double glazed doors lead to the front patio and there are beams to the ceiling, a radiator and ceiling light.



#### KITCHEN

8' 5" x 10' 1" (2.58m x 3.08m)

UPVC double glazed windows face the front and side aspects. Fitted with white gloss base and wall units, dark worktops, tiled splashbacks and a pale sink with drainer. There is an electric hob with hood above, an electric oven, integrated fridge and plumbing for a dishwasher. Under unit lighting, a ceiling light and radiator. There is space for a breakfast table if required.



#### STUDY

8' 9" x 6' 9" (2.66m x 2.05m)

A double glazed window overlooks the rear garden and trees. Built-in desk area, a radiator and ceiling light.



#### UTILITY ROOM

10' 7" x 7' 2" (3.23m x 2.19m) max

Accessed from the porch or double garage, the utility room is fitted with white base and wall cupboards, plumbing for a washing machine and a stainless steel sink. Oil fired boiler and a ceiling light.

#### LANDING

A UPVC double glazed window on the stairwell ensures the landing is light and bright and there is a built-in cylinder cupboard, two ceiling lights and a radiator. Access to the loft.

#### BEDROOM

10' 7" x 14' 8" (3.23m x 4.48m)

UPVC double glazed windows face the front and side elevations with views across gardens towards fields. A good sized double with two radiators and a ceiling light. A walk-in wardrobe has a light, shelving and hanging rails.

#### ENSUITE

5' 11" x 5' 11" (1.80m x 1.82m)

Frosted double glazed window to the rear aspect. Fitted with a shower enclosure, a WC and pedestal hand basin. There is an extractor, ceiling light, radiator and shaver point.

#### BEDROOM

10' 6" x 10' 2" (3.21m x 3.11m) max

UPVC double glazed window to the front with lovely view towards Whitbarrow Scar. Single built-in wardrobe/cupboard, a radiator and ceiling light.

#### BEDROOM

8' 5" x 13' 9" (2.58m x 4.20m)

Another good sized bedroom with a rooflight and double glazed window at the side. There is a walk-in wardrobe with shelf, hanging rail and light. Radiator and a ceiling light.

#### BATHROOM

7' 11" x 6' 9" (2.42m x 2.05m)

A frosted double glazed window to the rear elevation. Fitted with a wash hand basin, WC and bath - all with gold edge motif, a radiator, ceiling and extractor. There is a shaver point and part tiled walls.

#### DOUBLE GARAGE

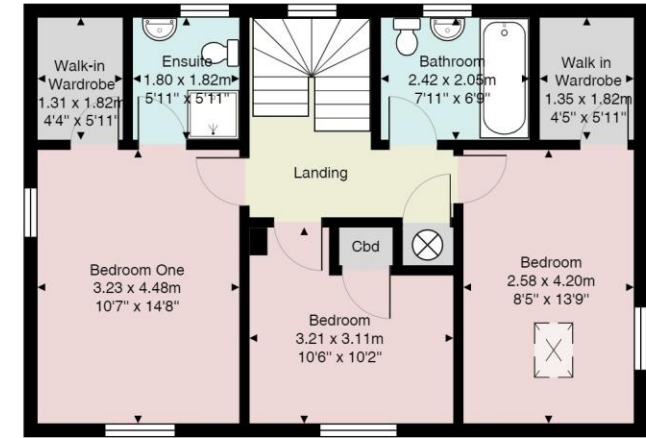
17' 0" x 20' 9" (5.19m x 6.32m)

Two up and over doors plus a pedestrian door at the rear. Double glazed windows to the side and rear, power and light.

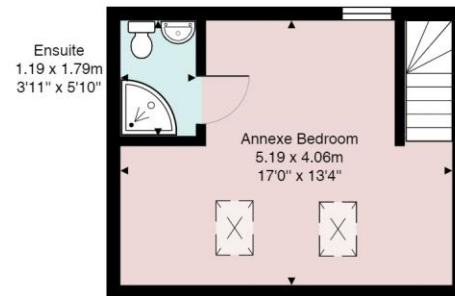




Ground Floor



1st Floor



1st Floor Above Garage

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









#### ANNEXE BEDROOM

17' 0" x 13' 4" (5.19m x 4.06m) max

Double glazed window on the stairwell plus two rooflights with lovely views at the front. Partly within the roof space with some restricted head height, eaves storage, two radiators and two ceiling lights.

#### ENSUITE

3' 11" x 5' 10" (1.19m x 1.79m)

A modern shower room with a quadrant enclosure, a vanity hand basin and concealed cistern WC. Fully tiled walls, an extractor, downlights, chrome heated towel rail and a shaver point

#### EXTERNAL

A gravelled driveway at the front has ample space and turning for a number of cars and there is a mature front garden with patio/seating spaces screened by flowering shrubs, small trees and bushes. A lawn space extends to the side bounded by walling and flower borders. The rear garden is also lawned and has borders and a patio. The oil and LPG tanks are at the rear.

#### 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. Shortly after the turning to Starnthwaite, turn right onto a driveway signposted to Low Beck, continuing straight through to Innisfree behind.  
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#### GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating and LPG fire. PV solar panels. Drainage via shared septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors  
Tenure: Freehold. Innisfree has a right of access past Low Beck.  
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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

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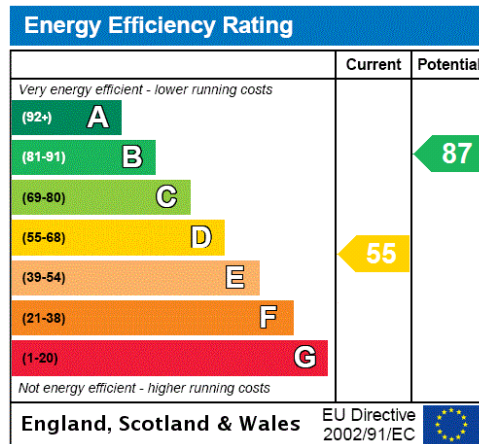
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