



# Crosthwaite

£390,000

2 Tarnside Quarry, Crosthwaite, Kendal, LA8 8BU

Nestled in Tarnside, just outside the picturesque village of Crosthwaite, this delightful semi-detached country property offers a spacious and thoughtfully designed layout. Boasting three generous bedrooms, one of which features an en-suite shower room and bathroom on the ground floor, this home ensures comfort and convenience for all. The first floor hosts a welcoming living room and a well-appointed kitchen, both of which enjoy stunning views of the surrounding countryside.

Additional benefits include off-road parking, an integral garage and an enclosed rear and side garden, perfect for outdoor relaxation and entertaining. With no upward chain, this property presents a fantastic opportunity for those seeking a serene rural lifestyle without compromising on modern amenities. Don't miss your chance to make this charming home your own.

## Quick Overview

- Semi-Detached country property
- Living room & dining kitchen
- Three double bedrooms, en-suite shower room & bathroom
- Off road parking & integral garage
- Private rear & side gardens
- Peaceful village location with easy access to transport links
- Subject to a local occupancy clause
- Early viewing recommended
- No upward chain
- Ultrafast broadband available in the area



3



2



1



E



Ultrafast



Garage & off road parking

Property Reference: K6868





Entrance Hall



Bedroom Three



Bedroom Two



Bedroom One En-suite shower room

**Location:** From the south, and the A590, at Gilpin Bridge, follow the signs to Bowness-on-Windermere, along the A5074 Lyth Valley Road. Continue for approximately 3 miles, passing the Lyth Valley Hotel on the right. After about half a mile, the turning for the property is on your left to the front of a white washed bungalow. Follow the lane up and 2 Tarnside Quarry is the fourth property on your right. Pull onto the drive to the front of the garage.

**Property Overview:** 2 Tarnside Quarry is a semi-detached country property that enjoys a peaceful location on the fringe of the popular village of Crosthwaite. The market town of Kendal and the bustling Lakeland Centre of Bowness-On-Windermere are only a short drive away.

The accommodation offers a spacious layout with the three bedrooms, en-suite shower room and house bathroom on the ground floor and delightful living room and well-appointed dining kitchen on the first floor.

Upon entering into the entrance hall, you will find the stairs to the first floor and two built in cupboards, one housing the LGP central heating boiler and door leading into the garage.

At the rear of the property, you will find Bedroom One, a spacious double room featuring a patio door that opens directly into the rear garden, allowing for seamless indoor-outdoor living, perfect for enjoying morning coffee or evening relaxation. This room also benefits from an en-suite shower room, complete with a three-piece suite: a shower cubicle, WC and wash hand basin. There is convenient access to the loft space from this room.

Both Bedroom Two and Bedroom Three are generously sized double rooms. Bedroom Two offers a peaceful view of the rear garden and is fully equipped with fitted furniture, including a large wardrobe, matching dresser, and bedside tables. Bedroom Three, on the other hand, enjoys delightful views of both the front and side gardens.

Into the house bathroom with part-tiled walls, where a three-piece suite comprises a panel bath with shower over, WC, and wash hand basin. There is also a useful linen cupboard with shelving and radiator.

Up on to the first floor, the landing boasts a useful storage cupboard and leads you to the heart of the home. Here, you will find the inviting living room and the well-appointed dining kitchen.

The inviting living room of this charming property, benefits from dual aspect to the front and rear, which floods the space with natural light. The room's centrepiece is a feature fireplace with a log fire set on a slate hearth, perfect for cosy evenings. A useful storage cupboard ensures practicality without compromising on style. This delightful space combines comfort and character, making it the heart of the home.





Bedroom One



Bathroom





Living Room



Log Burner



Living Room



Views

Through into the dining kitchen, again, a delightful space with dual aspect views to the front and rear. This kitchen is thoughtfully fitted with attractive wall, base, and display units, all complemented by sleek work surfaces and an inset ceramic sink. A useful desk space adds functionality, making it perfect for both culinary and everyday tasks. Integrated kitchen appliances include a Bosch fridge and dishwasher, two Neff ovens; one of which can be used as a microwave and an induction hob with an extractor fan above.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Bedroom One

12' 4" x 9' 0" (3.78m x 2.75m)

En-suite shower room

Bedroom Two

11' 1" x 10' 5" (3.40m x 3.20m)

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)

Bathroom

First Floor

Landing

Living Room

18' 0" x 14' 11" (5.51m x 4.57m)

Dining Kitchen

18' 0" x 9' 4" (5.51m x 2.87m)

**Outside:** To the front of the property, you'll find ample off-road parking, ensuring ease of access for you and your guests. The private side and rear gardens provide a sanctuary of peace and privacy, perfect for relaxation and outdoor activities.

The side garden features a charming timber deck, ideal for alfresco dining or simply soaking up the sun. The lawn area gracefully wraps around to the rear of the property, where it meets the natural rock face, creating a unique and captivating backdrop.

**Integral Garage** with up and over door, power and light. Plumbing for washing machine.

**Tenure:** Freehold

**Services:** Mains electricity, mains water. Shared drainage with number 1 Tarnside Quarry. Oil-fired central heating - tank is located in the rear garden. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.





Living Room



Dining Kitchen

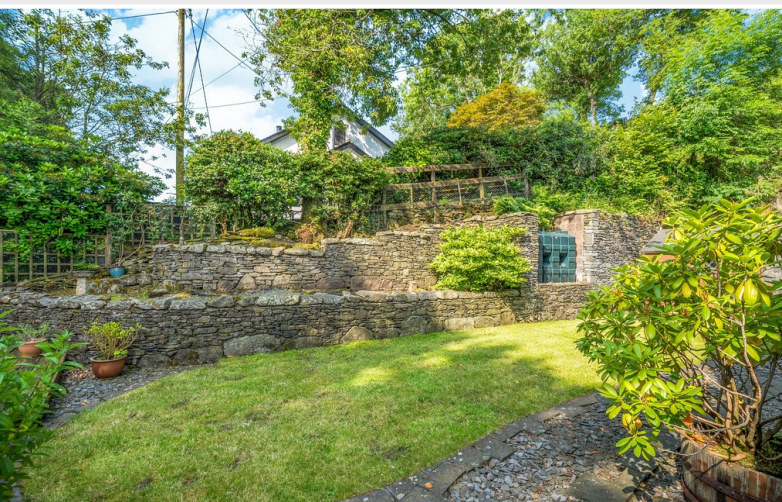




Rear Garden



Decking Area



Side Garden

**Council Tax:** Westmorland and Furness Council - Band E

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

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

**What3Words:** ///sharpness.dads.stack

**Agent Note:** A Local Occupancy condition applies with the purchaser to be employed or last employed in the area of the Westmorland and Furness Council within the Lake District National Park and the area of the former Borough of Kendal.

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



## Meet the Team

### Keira Evans

Branch Manager & Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Ellie Graham

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01539 729711** or request  
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



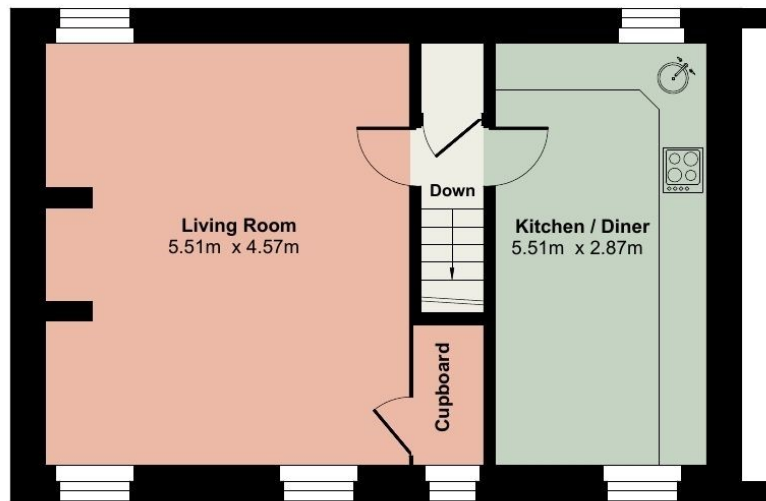
# Tarnside Quarry, Crosthwaite, Kendal, LA8

Approximate Area = 1094 sq ft / 101.6 sq m

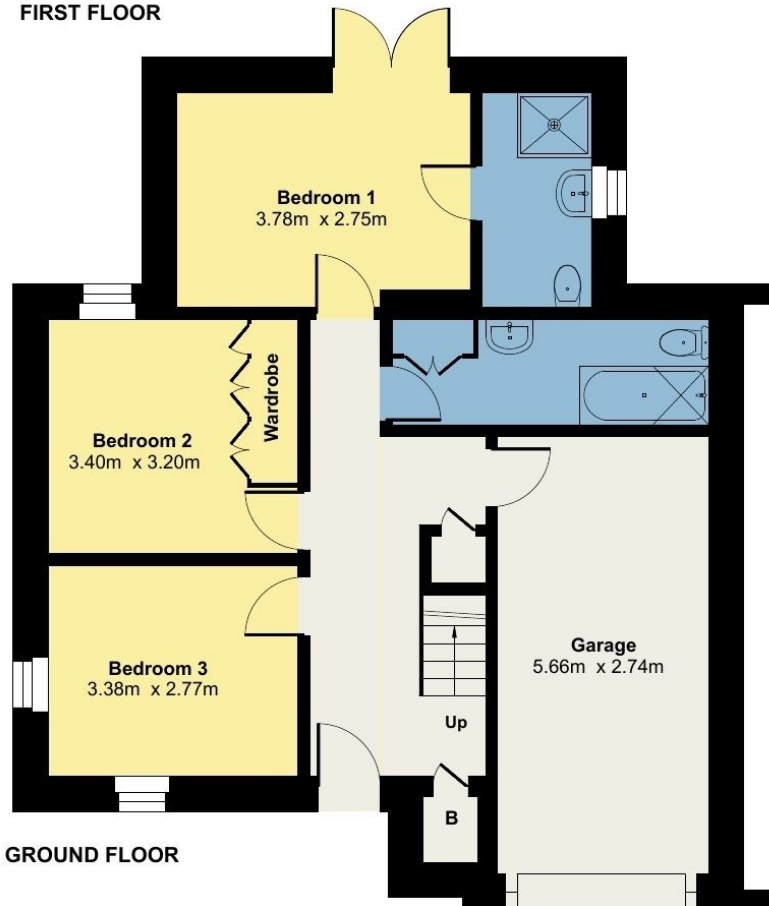
Garage = 168 sq ft / 15.6 sq m

Total = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1149136

A thought from the owners... “ This is a peaceful place to live and benefits from a great pubs and eateries nearby and an ‘outstanding (Ofstead-rated) Primary School in the Village”.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/06/2024.

Request a Viewing Online or Call 01539 729711