



1 Damson Bank, Lyth Valley
Asking Price £620,000

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Thomson Hayton Winkley



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A semi detached barn conversion with spectacular views situated in the Lake District National Park. Immaculately presented inside and out there are three/ four double bedrooms, two reception rooms, excellent breakfast kitchen, bathroom, en suite, cloakroom, utility room, garage, parking and garden. LOCAL OCCUPANCY RESTRICTION APPLIES







1 DAMSON BANK

A deceptively spacious semi detached barn conversion, which was converted in 2007, situated in a desirable hamlet location in the Lyth Valley within The Lake District National Park. The neighbouring villages of Crosthwaite, Levens and Winster offer well renowned public houses and restaurants, Crosthwaite also has a highly regarded primary school, church, village hall, bowling green and tennis court. Levens offers a village store, part time Post Office, church and well regarded Primary School. Located close by is the Damson Dene Hotel and Restaurant which has a heated swimming pool, jacuzzi, sauna, steam room, small gym and offers various spa treatments. The area is convenient for the A590 providing easy access to junction 36 of the M6 and Grange-over-Sands, Bowness, Windermere and the market town of Kendal are all within easy reach.

The accommodation, which is both beautifully presented and well-proportioned, has been finished to a high standard and well maintained by the current owners. Accessed via a generous entrance hall with storage there is a substantial double bedroom with modern en suite shower room, two further double bedrooms, modern bathroom and utility room to the ground floor. The first floor offers a dual aspect sitting room with spectacular countryside views, excellent breakfast kitchen, dining room, lounge/ fourth bedroom, again with spectacular views, and a modern cloakroom. This impressive property benefits from double glazing, B4RN superfast broadband and oil fired heating.

Outside offers a delightful enclosed garden to the rear, ample parking and a garage.

LOCAL OCCUPANCY RESTRICTION APPLIES:

Resident must be living or working in the county of Cumbria at the present time or be due to take up employment within the county.

FIRST FLOOR

LANDING

9' 5" x 6' 7" (2.89m x 2.03m)

Natural light tube, radiator, recessed spotlights, coving, loft access.

SITTING ROOM

19' 2" max x 15' 10" max (5.85m x 4.84m)

Three double glazed windows, two radiators, woodburning stove to feature fireplace, coving, wall lights.

BREAKFAST KITCHEN

15' 11" x 11' 3" (4.87m x 3.44m)

Double glazed door with adjacent double glazed window to garden, two double glazed windows, excellent range of base and wall units, undermounted stainless steel sink with Quooker boiling water tap, Silestone worktops and upstands, built in oven, built in combination oven and microwave, warming drawer, induction hob with Silestone splashback and extractor hood over, integrated fridge, freezer and dishwasher, recessed spotlights, coving, under wall unit lighting.

DINING ROOM

14' 4" x 9' 3" (4.37m x 2.83m)

Two double glazed windows, radiator, recessed spotlights, coving.

LOUNGE/FOURTH BEDROOM

14' 9" x 11' 0" (4.52m x 3.36m)

Double glazed window, radiator, recessed spotlights, coving.

CLOAKROOM

5' 4" x 3' 4" (1.64m x 1.04m)

Heated towel radiator, two piece suite in white comprises W.C. and wash hand basin, recessed spotlights, extractor fan.





GROUND FLOOR

ENTRANCE HALL

19' 1" max x 14' 9" max (5.83m x 4.50m)

Double glazed door, radiator, recessed spotlights, built in cloaks cupboard with storage, understairs cupboard, coving.

BEDROOM

15' 7" max x 14' 9" max (4.76m x 4.51m)

Two double glazed windows, radiator, two built in wardrobes, recessed spotlights, coving, low level lighting.

EN SUITE

6' 8" x 6' 5" (2.04m x 1.96m)

Heated radiator, underfloor heating, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror and glass shelving, shaver point, recessed spotlights, extractor fan, tiling to walls and floor.

BEDROOM

15' 5" max x 11' 11" max (4.72m x 3.65m)

Double glazed window, radiator, two built in wardrobes, recessed spotlights, coving.

BEDROOM

12' 4" x 10' 8" (3.78m x 3.27m)

Double glazed window, radiator, recessed spotlights, coving.

BATHROOM

9' 1" x 5' 6" (2.78m x 1.70m)

Heated radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with thermostatic shower fitment, fitted mirror, shaver point, recessed spotlights, extractor fan, tiling to walls and floor.

UTILITY ROOM

5' 6" x 4' 5" (1.68m x 1.36m)

Fitted worktop with tiled splashback, plumbing for washing machine, space for tumble dryer, fitted shelf with hanging rail, recessed spotlights, extractor fan, tiled flooring.

OUTSIDE

There is ample parking at the front of the property together with a garage, power point, water supply and covered log storage. The rear, which is south west facing, offers a beautifully presented enclosed garden which includes a lawn, patio, well stocked beds, two attractive timber stores, power point and a water supply.

GARAGE

17' 3" x 13' 0" (5.26m x 3.98m)

Fob operated up and over door, double glazed window, light and power, oil central heating boiler, fitted shelving.

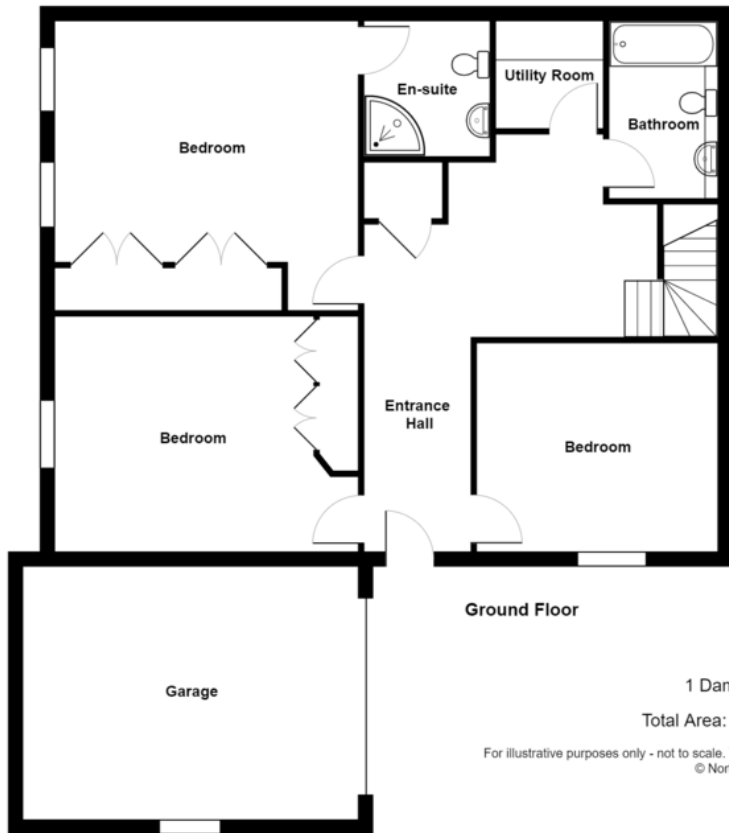
SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage, B4RN Internet.

COUNCIL TAX BANDING

Currently band E as per the Valuation Office website.





1 Damson Bank, Lyth
Total Area: 195.5 m² ... 2104 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Bowness-on-Windermere take the A5074 and proceed through Winster. Pass the Damson Dene Hotel and bear right signposted Lancaster. Continue to merge onto Hying Brow and proceed to find 1 Damson Bank located on the right.

WHAT3WORDS:

whisker.flattered.froth

Important Notice

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