



Greenbank, Crosthwaite, Kendal, Cumbria



Guide Price £1,100,000

Photographs





Description

SUMMARY

The sale of this unique and outstanding country retreat, will be of interest to families wanting a change of lifestyle, an extended family wanting to be close but independent or those wanting to buy a small holding in South Lakeland for hobby farming or equestrian pursuits.

Throughout the property considerable thought has been given to the accommodation layout which maximises the potential floor space. There is a wealth of high quality internal joinery work. The majority of the windows are double glazed units.

Greenbank Cottage, attached to the south of the principal house, is an extremely pleasing, thoughtfully planned three bedroomed cottage with south facing gardens and a terrace.

The property is set back from the road with two driveway entrances and spacious off road parking.

Surrounding Greenbank are a number of outbuildings, extremely useful for those wanting to buy Greenbank either for hobby farming or for equestrian purposes.

Towards the westerly boundary, beyond Arndale Beck which flows through Greenbank, are delightful and well managed Larch woodlands, with private footpaths winding through. There are no public footpaths affecting Greenbank.

To use a well known Estate Agency expression, Greenbank is deceptively spacious. Viewing is strongly recommended to fully appreciate the extent, standard and presentation of the accommodation, but most importantly the attributes of the location, complimented by the extensive gardens, grounds and woodlands.

BUSINESS OPPORTUNITY

In addition to being a family home since 1985, in recent years parts of the property have been available for self-catering holidays. For those wishing to continue with this well established business the present turnover is approximately £55,000 p.a. Financial Statements are available for genuine potential buyers.

"Visit Britain 4 Star" rating and an additional "Welcome Pet" accreditation have been awarded. Alternatively there could be a business opportunity to rebrand as a Guest House or Bed and Breakfast if income from the property is an appealing prospect.

LOCATION

Approximately 3/4 of a mile to the north is the picturesque village of Winster. The Brown Horse Inn at Winster, the Punch Bowl at Crosthwaite, Hare & Hounds at Bowland Bridge and the Masons Arms at Cartmel Fell, are all within a few minutes drive.

Greenbank is situated on the boundary of Crosthwaite and Winster, within a few minutes drive of the shores of Windermere, which is approximately 3 1/2 miles north.

From Kendal town centre, follow the signs to Underbarrow and Crosthwaite. Passing through both villages, continue towards the A5074, the Gilpin Bridge to Bowness-on-Windermere Road. Turn right at the 'T' junction, just west of Crosthwaite and continue towards Winster. Passing the Damson Dene on the right hand side, Greenbank is the second property on the left.

Alternatively from the A590 Gilpin Bridge, continue in a northerly direction along the A5074 passing Crosthwaite on the right and follow the above directions.

From a northerly direction and Bowness-on-Windermere, follow the A5074 Lancaster signs. Keep left at the Blackwell junction passing through Winster village with the Brown Horse on the left hand side. Greenbank is approximately 3/4 of a mile on the right. All the associated facilities and amenities of the National Park are within reasonable driving distance.

Junction 36 of the M6 is approximately 20 minutes drive.

The Accommodation Briefly Comprises:
[All measurements are approximate]

GREENBANK - GROUND FLOOR

ENTRANCE PORCH: 3.01m x 1.22m (9'11" x 4'0") Quarry tiled floor. Glazed panelled door and fixed panels.

ENTRANCE HALL: 5.52m x 3.04m (18'1" x 10'0") Dimensions include the laundry and linen cupboards, with pine doors. Quarry tiled floor. Access door to Greenbank View.

LIVING ROOM: 6.04m [max] x 6.03m [max] (19'10" x 19'9") Multi fuel store. Central heating radiator. Night storage heater. North and east facing windows.

KITCHEN: 3.65m x 3.37m (12'0" x 11'1") Fitted pine working surfaces, base units, wall cupboards and central heating radiator. Electric oven and hob. 1 1/2 bowl sink unit. Quarry tiled floor. Views over front and side gardens. Plumbing for washing machine. Access hatch with pull down ladder to roof space which is insulated.

SIDE PORCH: 2.02m x 1.09m (6'8" x 3'7") Quarry tiled floor. Picture window overlooking grounds and woodlands. Stable type glazed panelled door to side garden.

INNER HALL: 3.41m x 1.07m (11'2" x 3'6") Electric meter cupboard.

BATHROOM: 2.80m x 2.70m (9'2" x 8'10") Bath; Shower Cubicle; Wash hand basin and w.c. North facing window with views to side garden. Fitted shelves and wall cupboards.

BEDROOM No 1/OFFICE: 4.05m x 3.98m [max] (13'3" x 13'1") Central heating radiator. North and west facing windows with lovely views over gardens towards woodlands.

LOBBY: Bookshelves and door to Lower Ground Floor

BEDROOM No 2: 4.76m [max] x 4.10m [max] (15'7" x 13'5") Central heating radiator. West facing window overlooking pond and woodlands.

LOWER GROUND FLOOR

HALLWAY: 3.40m x 0.89m (11'2" x 2'11") Central heating radiator. Stairway to lower ground floor level. Understairs store cupboard.

ENTRANCE HALL: 4.85m x 1.37m x 2.17m x 1.29m (15'11" x 4'6" x 7'1" x 4'3") [Excluding lobby area in front of door to Studio]. Glazed panelled external access door.

SHOWER ROOM: 3.32m [max] x 2.10m (10'11" x 6'11") Wash hand basin. Central heating radiator. Plumbing for washing machine. W.C. Shower Cubicle. Electric towel rail.

STUDIO: 6.84m x 3.95m (22'5" x 13'0") Solid fuel Rayburn. Pair of glazed doors to enclosed Terrace. Night storage heater. Quarry tiled floor. Beech working surface. Base units, wall cupboards, stainless steel sink unit. Electric hob and oven. Downlights.

Returning to the Entrance Hall of Greenbank, door to

FIRST FLOOR

Lobby at base of stairs. At top of stairs is the Hall, off which is a door into an impressive

LIVING ROOM: 8.59m x 6.09m (28'2" x 20'0") Exposed roof timbers. Pine panelled roof pitches. Fitted pine wall cupboards, including cylinder with immersion heater. Multi fuel stove. North facing window with window seat, two east facing windows with window seats with views towards farmland. Two central heating radiators. Night storage heater. Fitted kitchen with base and wall units. 1 1/2 bowl sink unit. Electric cooker and hob. Dining area.

SHOWER ROOM: 3.39m x 2.85m [to purlin] (11'1" x 9'4") Shower Cubicle. Central heating radiator. W.C. Wash hand basin. Skylights.

Opposite, off the Hall, is a stairway to a mezzanine floor, under a roof light, a pleasant sitting area.

INNER HALL: 3.48m x 0.97m (11'5" x 3'2") Pine panelled ceiling.

BEDROOM No 1: 4.75m x 3.10m [min] (15'7" x 10'2") Double central heating radiator. Roof lights. Pine panelled ceilings. View over garden to woodlands.

BEDROOM No 2: 3.35m x 2.75m [to purlin] (11'0" x 9'0") Pine panelled roof pitch. Skylight. Central heating radiator. Electric towel rail.

GREENBANK COTTAGE

Separate access drive. Glazed entrance door.

ENTRANCE HALL/STAIRWELL: 3.61m x 1.95m (11'10" x 6'5") Night storage heater. Laminated floor.

LIVING ROOM: 4.94m x 3.30m (16'2" x 10'10") Multi fuel stove. Lovely picture window overlooking side terrace. Two south facing windows. Bookshelves. Night storage heater.

INNER HALL: Understairs store.

KITCHEN: 3.52m x 3.06m (11'7" x 10'0") Laminated floor. Door to side terrace. Fitted base units. Stainless steel sink unit. Electric oven and hob. Fitted wall cupboards. Wall mounted panel heater. Door to

LOBBY: Store cupboard, with hot water tank above.

WET ROOM: 2.51m x 2.51m (8'3" x 8'3") Ceramic tiled floor. Wash hand basin. W.C. Night storage heater. Part panelled walls. Washing machine and drier. Access to roof space. Returning to Entrance Hall

DINING ROOM/BEDROOM: 3.90m x 3.65m (12'10" x 12'0") Night storage heater. South and east facing windows. Electric towel rail.

FIRST FLOOR

BEDROOM No 1: [Front] 3.91m x 3.64m (12'10" x 11'11") Night storage heater. South and east facing windows. Electric towel rail.

BEDROOM No 2: 3.60m x 3.53m (11'10" x 11'7") Night storage heater. South and west facing windows.

BOX ROOM/NURSERY: 1.98m x 1.86m (6'6" x 6'1") Store cupboard over stair head. Wash hand basin. Electric panel heater.

BATHROOM: 2.28m x 2.25m (7'6" x 7'5") [Including Airing Cupboard]. Ceramic tiled floor. Cylinder with immersion heater. Bath, wash hand basin, W.C and shower cubicle.

OUTSIDE Two tiered garden with terrace and sitting area. Coal store with access from terrace.

OUTBUILDINGS

LOG STORE AND SHED: Next to parking area.

WORKSHOP: 6.13m x 3.88m (20'1" x 12'9") Timber built. Concrete floor. Power and light.

WOOD SHEDS: Attached to Workshop. Separate lean-to Wood Store.

GARDEN SHED: 4.90m x 3.06m (16'1" x 10'0") Sectional timber. Double pitched roof. Light.

Beyond the Cottage, to the south is a further range of buildings:

GREENHOUSE: 6 Bay, aluminium framed.

POLYTUNNEL: 12.8m x 7.9m (42'0" x 25'11") Staging. Power. Irrigation system.

HUT/STORE: 3.60m x 2.52m (11'10" x 8'3") Timber built on stone base.

LOOSE BOXES/STORE: 7.24m x 4.98m + 4.76m x 2.82m (23'9" x 16'4" + 15'7" x 9'3") Two boxes. Concrete floor. Mono pitched roof. Power and lights.

GARDENS: Surround the polytunnel and greenhouse.

PADDOCK: Below the loose boxes. Two further paddocks beyond the loose boxes with Arndale Beck flowing through.

WOODLANDS: Gate off the paddock to the Larch woodland with some Birch, adjacent to which between the woodlands and paddock are two manmade ponds, served by the picturesque stream known as Arndale Beck, which flows through the property from the northerly to the southerly boundary. There are circular walks which wind through the woodland, with a series of bridges over the Beck. A separate gate gives access to the road at the south easterly corner of the woodland.

Amenity copse beyond the parking area towards the north easterly corner, including a fine mixture of hardwood species.

The whole Estate extends to just under 9 Acres, 8.76 Acres, as shown edged red on the Sale Plan herewith.

GENERAL INFORMATION

TENURE: Freehold.

POSSESSION: Vacant possession on completion, although if required forward holiday bookings will be included.

FIXTURES/FITTINGS: All fixtures and fittings referred to in these particulars are included. All fitted carpets, curtains, curtain rails and poles and light fittings are included. All furnishings and equipment associated with the holiday bookings will be included, if required by the Buyers.

SERVICES: Private water supply. Private drainage system. Mains electricity. Heating - A combination of solid fuel and multi fuel stoves, solid fuel Rayburn and night store heaters. Broadband available.

LOCAL AUTHORITY: South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria. Tel No: 01539 733333

COUNCIL TAX: Greenbank [ground and lower ground floors] Band "F". Greenbank Cottage and Greenbank first Floor [currently offered for self catering holidays] Business Rates £2,550 p.a.

NOTE 1. Greenbank Cottage. 2. Greenbank [First Floor]. 3. Greenbank [Ground and Lower Ground Floor] are regarded as three separate dwellings for council tax/business rate and planning purposes. There are no occupancy restrictions and as such, could be used entirely as a family home, or a combination of home and business [holiday let, Assured Shorthold Tenancies, guesthouse etc] or indeed be re-sold as individual properties.

PLANNING AUTHORITY: Lake District National Park Authority, Murley Moss, Oxenholme Road, Kendal, Cumbria. Tel No: 01539 724555

AGRICULTURAL HOLDING NUMBER: Greenbank is a registered Agricultural Holding.

WOODLAND GRANT SCHEME: The woodlands have recently benefited from a Forestry Commission management grant and are now thinned, fully deer fenced and regenerating naturally to a mixed native species woodland.

VIEWING: Strictly by appointment only through our Kendal branch office. Viewings will be restricted to Saturdays, between 11.30am and 2.30pm.

SITE PLAN

[This is not to Scale]

FLOOR PLANS

[These are not to Scale and are for Identification Purposes Only]

Greenbank - Lower Ground Floor

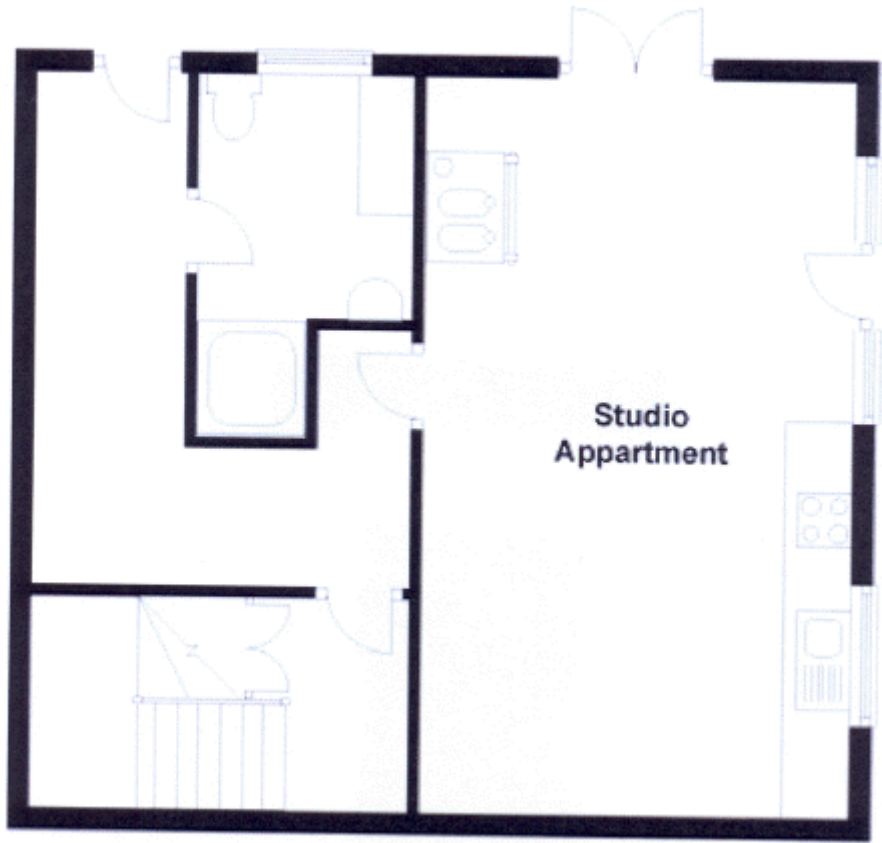
Ground Floor of Greenbank
Greenbank Cottage Ground Floor

Upper Floor of Greenbank [First Floor]
Greenbank Cottage

Floorplans

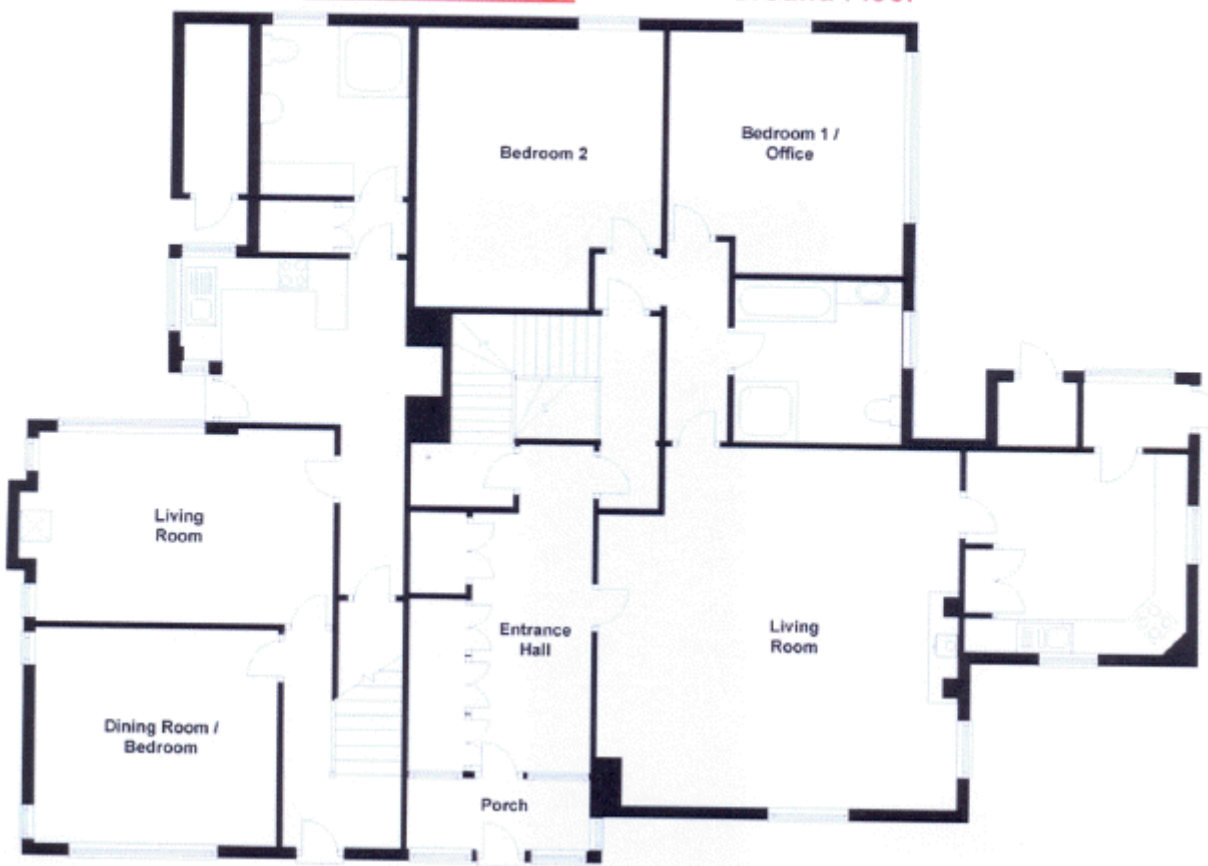
Greenbank – Lower Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Ground Floor of Greenbank Cottage

Greenbank Ground Floor



Upper Floor of Greenbank Cottage Greenbank [First Floor]



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