



**E & Croftlands**



# Croftlands

Colthouse, Nr Hawkshead, Ambleside, Cumbria, LA22 0JT

Enjoying a wonderfully peaceful setting and gorgeous lake and fell views, this superb Lakeland detached family home includes 5 bedrooms, 3 bathrooms, a stylish family kitchen, a marvellous lounge, and additional snug plus more besides. There is plenty of car parking provision, and truly delightful gardens. Relax right here, wander up Latterbarrow or hike the high fells, stroll along to Esthwaite lake shore, or amble down to Hawkshead for a meal and refreshments - it's all available from the doorstep.

Croftlands is equally suited as a wonderful family home, a lock up and leave weekend retreat, or a very special holiday let.

**Quick Overview**

Superb Lakeland detached family home  
Meticulously modified and updated in recent years to a high standard  
5 bedrooms, 3 bathrooms  
Stylish family kitchen and two reception rooms  
Wonderful peaceful setting with excellent views  
Beautiful gardens bordered by fields and woodland  
Walks from the doorstep  
No onward chain  
Ample private parking  
Superfast Broadband 50Mbps available\*



## Location

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Located in the quiet hamlet of Colthouse, just a ten minute walk from the historic village of Hawkshead with a range of amenities.

From Ambleside proceed out of the village on the A593, bear left at Clappersgate following signs to Hawkshead on the B5286. Continue through Outgate and into Hawkshead, bearing left at the T-junction signposted Sawrey/Windermere Ferry. Go over the bridge and take the left hand road heading as if to Wray. Colthouse is a few hundred yards along. Go past the vintage style postbox inset in the wall on your right. The lane bears left around the corner (as if heading to Wray) continue along here taking the next lane on the left where Croftlands can be found ahead of you, with ample parking for a number of cars at the rear.

# Welcome

A superbly located and stylishly improved Lakeland family home, Croftlands enjoys simply stunning views over open fields to Latterbarrow in one direction, and the Coniston fells in the other, not forgetting Esthwaite water glistening in the distance to the south. With early 20th Century origins (built in 1901) the house now provides adaptable modern living accommodation, offering 5 bedrooms, 3 bathrooms and 2 excellent reception rooms. Quietly placed in the peaceful hamlet of Colthouse, this detached property sits peacefully within just under an acre of gardens.

The spacious and adaptable 21st Century living accommodation can be enjoyed in a variety of ways to suit your individual requirements, whether that is as a stunning family home with space for all, a peaceful and welcoming weekend retreat or an incomparable holiday let.

Tasteful throughout, from the welcoming entrance hall with light oak flooring, to the polished slate flooring in the family kitchen, and flooded with light- this is a home to warm the heart.

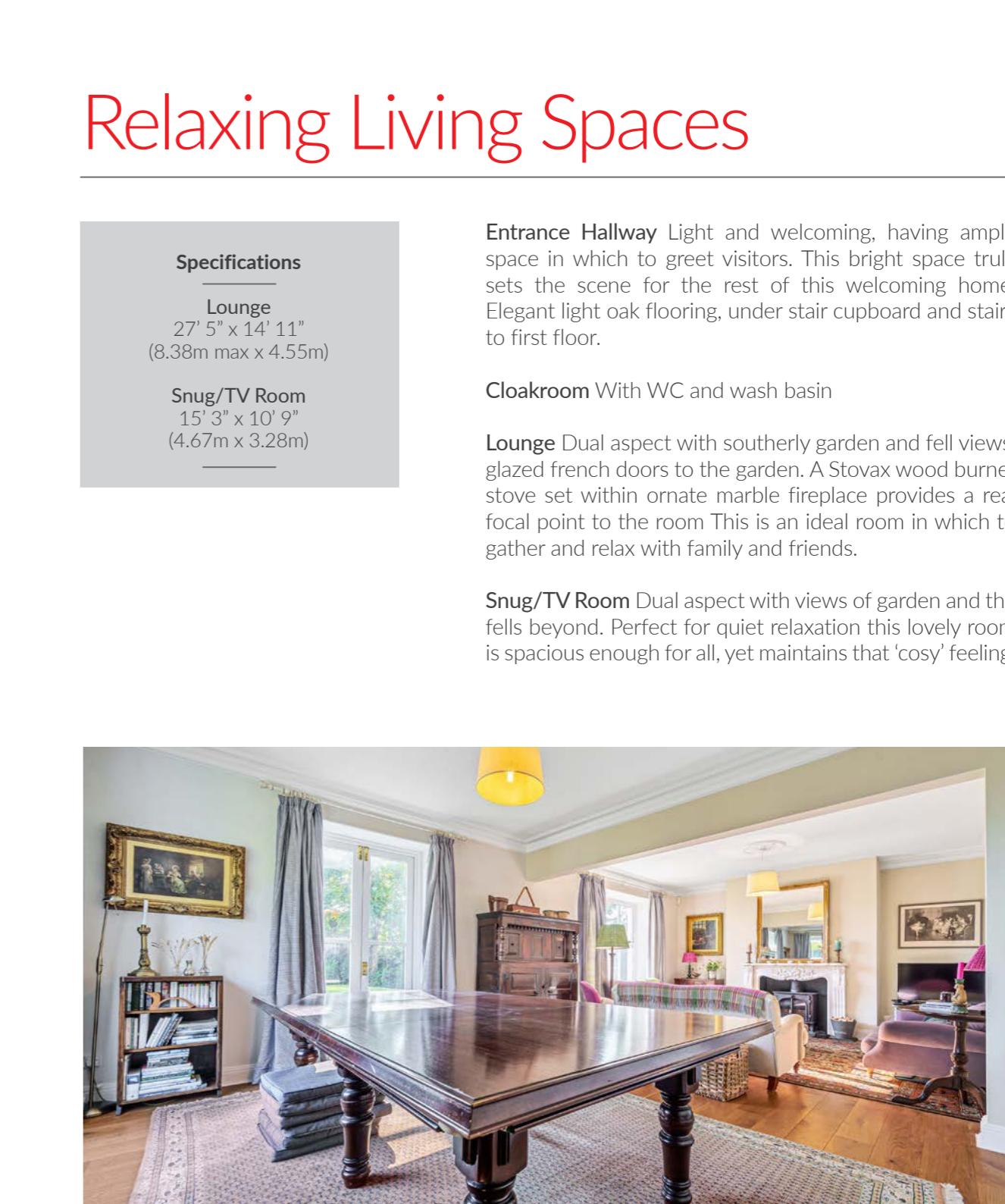
Entered via a covered porch and welcoming hallway it is easy to be drawn immediately to the superbly equipped family dining kitchen (supplemented by separate utility/laundry room). Both the lounge and the snug enjoy wonderful views and additionally there is a cloakroom, shower room, large workshop/ bike store and utility/laundry on this level.

On the first floor are 5 spacious bedrooms all with views and each revelling in its own character with delightful individual touches. Also on this floor is both a bathroom, and a modern shower room.

The mature gardens extend to just under an acre and include a rich variety of mature shrubs and trees, plenty of car parking provision, view points and privacy.

Croftlands is rather special and highly recommended for viewing.





# Relaxing Living Spaces

## Specifications

**Lounge**  
27' 5" x 14' 11"  
(8.38m max x 4.55m)

**Snug/TV Room**  
15' 3" x 10' 9"  
(4.67m x 3.28m)

**Entrance Hallway** Light and welcoming, having ample space in which to greet visitors. This bright space truly sets the scene for the rest of this welcoming home. Elegant light oak flooring under stair cupboard and stairs to first floor.

**Cloakroom** With WC and wash basin

**Lounge** Dual aspect with southerly garden and fell views, glazed french doors to the garden. A Stovax woodburner stove set within ornate marble fireplace provides a real focal point to the room. This is a lovely room in which to gather and relax with family and friends.

**Snug/TV Room** Dual aspect with views of garden and the fells beyond. Perfect for quiet relaxation this lovely room is spacious enough for all, yet maintains that 'cosy' feeling.

# Wine & Dine

Specifications
<b>Family Kitchen</b> 27' 5" x 14' 6" (8.36m x 4.42m)
<b>Workshop/Bike Store</b> 16' 6" x 15' 10" (5.03m x 4.85m)
<b>Utility/ Laundry Room</b> 7' 3" x 7' 3" (2.21m x 2.21m)



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**Family Kitchen** This well designed kitchen has a range of units with complementary worktops and integrated appliances including a Gaggenau 6 ring gas hob, two separate electric Gaggenau ovens all with Rangemaster extractor hood over, and a Rangemaster fridge/freezer with drinks dispenser. Also having an island unit with excellent drawers and cupboard storage, an integrated Franke Belfast style sink with mixer tap and drainer, and an automatic Bosch dishwasher. With plenty of space for family dining or entertaining guests, this is the heartbeat of the house. Steps down to...

**Workshop/Bike Store** Former garage now in use as a workshop and storage area for bikes and outdoor equipment. There is a storage cupboard/boot store with large Elson hot water cylinder with pressure tank, and an external door to the car port at the rear.

**Utility/ Laundry Room** Timber work top and integrated Franke Belfast style sink. Plumbing for a washing machine, and provision for a tumble dryer.

**Inner Hallway** Tiled floor, light and airy with window and supplementary Velux, with ample space for storage of boots and coats.

**Shower Room** Tiled walls and floor, three piece suite comprising walk in rainfall shower with additional shower head, WC and wash basin.





Specifications
<b>Bedroom One</b> 13' 1" x 12' 0" (4.01m x 3.66m)
<b>Bedroom Two</b> 14' 11" x 13' 5" (4.55m max x 4.11m max)
<b>Bedroom Three</b> 13' 5" x 11' 8" (4.09m x 3.56m)
<b>Bedroom Four</b> 13' 6" x 12' 0" (4.14m x 3.66m)
<b>Bedroom Five</b> 15' 3" x 13' 10" (4.67m x 4.24m)

## Bedrooms Galore

**Bedroom One** Bright and light this is a stunning principle bedroom, dual aspect with glimpses of Esthwaite Water and the Coniston fells.

**Bedroom Two** Another lovely dual aspect double room with garden views and glimpses of Esthwaite Water.

**Bedroom Three** Set up as a twin room with views to Esthwaite Water and the surrounding fells.

**Bedroom Four** Another lovely dual aspect double room having views over the open fields and the fells beyond.

**Bedroom Five** A wonderful triple aspect family bedroom with built in bunks and having views of Latrigg, Harrow, surrounding fells and south west to Esthwaite Water.

**Bathroom** Dual aspect with slate tiled floor and part panelled walls. Stylish roll top bath, WC, wash basin and heated ladder style towel rail/radiator.

**Shower Room** Marble tiled floor and part panelled walls. Large walk in shower with rainfall and hand shower, WC, wash basin and heated ladder style towel rail.







## Outside

**Gardens** A rather lovely large garden with plenty of space in which to sit and relax whilst taking in the glorious views. Lawns, climber entwined arbor, borders with mature shrubs and trees, as well as a paved patio area ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day. Outside light and power points and a water tap.

Additionally there is a greenhouse, and a timber summer house - currently in use as an additional storage space. A large timber shed provides excellent storage for garden and outdoor equipment, and there is a log store attached.

**Parking** There is ample car parking for a number of vehicles to the rear of the property, plus large double car port. (5.72m x 5.36m)



FIRST FLOOR



GROUND FLOOR

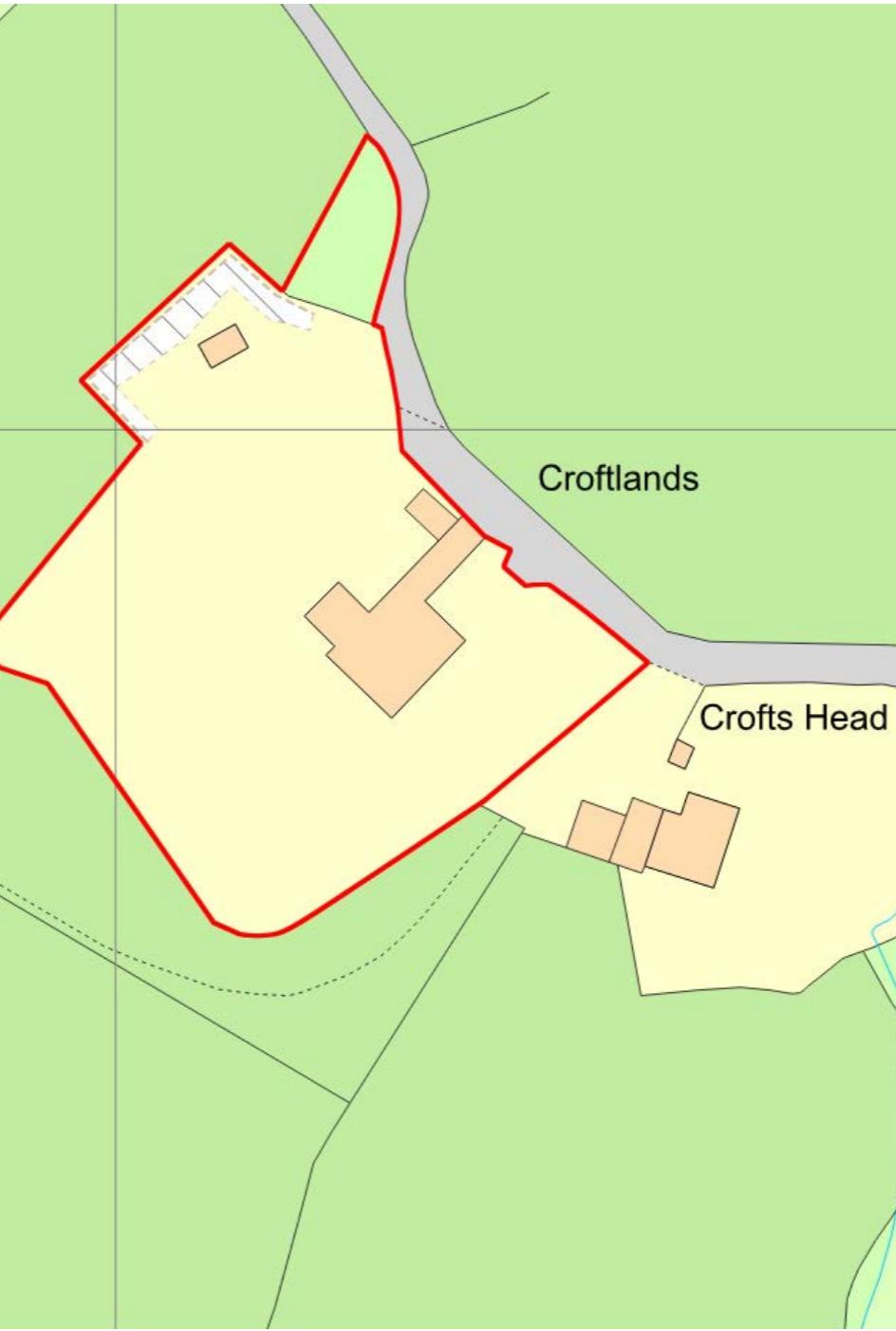
Approximate Area = 2921 sq ft / 271.3 sq m (excludes carport)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
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# Information

## Services:

The property is connected to electricity and water and has a private drainage installation. Gas for cooking.

Three recently installed replacement casement windows are double glazed. Oil central heating to radiators.

We believe that the drainage installation may not be fully compliant with current legislation which has been upgraded in recent years.

Note \* Checked on <https://checkforflood.org.uk> 5th September 2023

## Council Tax:

Westmorland and Furness District Council - Band G

Tenure:  
Freehold.

**Energy Performance Certificate:**  
Available on our website and also at any of our offices.

**What3Words:**  
///akle.arise.powers



## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Ambleside office:**

Call us on 015394 32800

amblesidesales@hackney-leigh.co.uk

Rydal Road, Ambleside, Cumbria, LA22 9AW

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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