



Cragg House  
Bouth | Cumbria | LA12 8JQ

FINE & COUNTRY

# CRAGG HOUSE

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## Welcome to Cragg House, Bouth, Ulverston, LA12 8JQ

At around 1600 years old, Cragg House is said to be the second oldest house in the Lake District village of Bouth. When the present owner bought it at auction in 1997 it had been in the same family for around 100 years, back then it was in desperate need of upgrading, almost uninhabitable. What followed was a couple of years of hard work employing a sensitive and gently renovation that was mindful and respectful of the age and character of the property, it was around this time that the fabulous garden room was added which has transformed how the accommodation is used. Cragg House has character and quirky touches at every turn, for lovers of individual properties that are totally unique, this is possibly the one for you.

In terms of setting, Cragg House enjoys a private and elevated position in amongst informal gardens that sit comfortably within the wider surroundings of this unspoilt hamlet. A quiet and peaceful place to live, Bouth is off the well-worn tourist trail and retains a strong sense of community. It's highly accessible and thus offers the best of both worlds, a rural lifestyle that's easily within reach.

There are three doors that might claim to be the main entrance, one into the kitchen, another with a traditional porch into the sitting room and a third into a side hallway. From the side hall there is a deeply characterful beamed sitting room off which is a snug (currently used as a ground floor bedroom), a kitchen opening into an impressive garden room and a useful shower room. Stairs rise from the sitting room to a landing, off which are two double bedrooms, a third single bedroom and a house bathroom. Adjoining is Cragg Cottage, a delightful cottage with an open plan living kitchen, a double bedroom and ensuite bathroom – ideal for guests or a dependent family member.

Instantly welcoming, this is a Lakeland gem.

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*As a family we've loved our time here but this is a downsizing move; Cragg House is now ready for new custodians, for the next generation to come in and love it as much as we have done.*









### Location

Bouth is an unspoiled scattered hamlet set in the Lake District National Park. Off the beaten track this is a quiet corner of the Lake District which remains perfect if you want a quiet life but still enjoy dipping in and out of the hotspots. Hawkshead is 9 miles away, Coniston 11.5 miles distant and Bowness on Windermere 11.8 miles; whilst Ambleside, Grasmere and Keswick are 17.2, 21.7 and 34 miles respectively (all mileages are approximate). If you love exploring the great outdoors then all that Cumbria has to offer is at your fingertips; whether it's rambling or hiking, running, cycling, climbing, sailing or off-roading, you really couldn't find a better base.

In terms of general amenities Ulverston offers a great selection of independent retailers and supermarkets (Booths, M&S Food and Aldi) and from a cultural point of view hosts a full calendar of events throughout the year with festivals (music, Dickensian, Buddhist, walking, lantern, beer, scarecrow, printing and Finefest, the list goes on...) and many celebrations as well (the summer fair, Ulverston and North Lonsdale country show and the St George's Day Pageant to name but a few). Also, it's good to know that there is a doctor's surgery in nearby Haverthwaite (1.9 miles distant).

Rural, but not isolated, it's a great combination, and the drive anywhere is always to be valued and enjoyed when the countryside is this good.

## Step inside Cragg House

Cragg House is a complete one off, totally unique, with layers of character, period features and interesting architectural details. Any modernisation or extensions have been undertaken in a sympathetic style that forms a harmonious and seamless blend.

The side hall opens into a hallway with store cupboards. The charismatic sitting room enjoys the evening sun and has a flagged floor, beamed ceiling and plenty of exposed woodwork, including spice cupboards and the stairs which rise from here. Embracing a quintessential country look with a cast iron range under a stone mantle and a door opening to the front porch; how lovely to have it open on a warm day and allow a gentle breeze to waft through. For most of the year however, it's a room for evening use, for getting cosy, hunkering down and enjoying a film or binge-worthy box set. Off the sitting room is a snug with a wood burning stove and rustic touches of exposed stonework (with a recessed niche for display), timbers and beams. The kitchen has a solid fuel Aga at its heart and joiner made pine cabinets with black granite work tops, a Belfast sink and serviceable butcher's block. The antique pine wall cabinet is included as is the free-standing electric oven and fridge; there's plumbing for a dish washer. The kitchen is open plan to the garden room – a wonderful and very atmospheric addition with wide pine floorboards, a ceiling open to the roof's apex with exposed roofing timbers and three walls of glazing with central French windows out to the garden's terrace. A fitted bench provides seating along one side of your table. The owner tells us they practically live in here during the day and that it's a magical setting for a dinner party with lamps and candles reflecting in the glass all round. You'd need two Christmas trees for sure, one in here, the lights bouncing back off the windows and one in the deeply traditional sitting room. Completing the picture on the ground floor is a shower room which has a shower, wash basin, loo and old tall pine corner cupboard for plentiful storage.

On the first floor the stairs open to a lovely landing, the ceiling rising to the roof's apex, exposed woodwork and a wide ledge for display. There are two double bedrooms, both have wide polished floor boards and exposed timbers; one has a charming cast iron feature fireplace. The third bedroom is a sweet single sized room with a lovely window seat and more exposed woodwork. The house bathroom has a roll top free-standing bath, separate shower cubicle, wash basin and loo.

## Cragg Cottage

A stable door leads into the living kitchen which has a flagged floor and cast-iron range. The kitchen cabinets are all joiner made and have wooden worktops, an inset Belfast sink, free standing cooker, fridge and microwave. The staircase rises from here up to a double bedroom with a ceiling up to the roof's apex, a feature stone fireplace and a charming window seat. The ensuite bathroom has a shower over the bath, wash basin and loo.

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*The garden room is such a great space when the family come over; it attracts the sun all day. The main seating areas are to the south and west, so we enjoy lovely sunny afternoons, evenings and sunsets out in the garden – it's perfect for eating outside and enjoying a glass of wine as the sun goes down; the setting is incredibly private but we still have a view.*

















### Step outside

There are informal gardens to three sides of the property. The drive is gated and there is a detached single garage with off road parking for two or three cars. The garage has plumbing for a washing machine.

Both the house and the cottage have their own seating terraces, the elevated position providing views over the valley. It's a peaceful setting, with a soundtrack of birdsong for when you're out in the garden.

Characterful outside lanterns provide illumination.







## Cragg House

Approximate Gross Internal Area : 175.22 sq m / 1886.05 sq ft  
 Garage : 15.40 sq m / 165.76 sq ft  
 Total : 190.62 sq m / 2051.81 sq ft



Garage



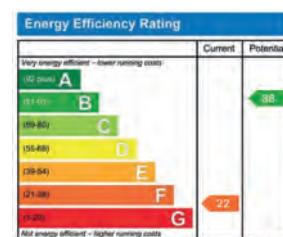
Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.05.2024



# FURTHER INFORMATION

## *On the road*

|                    |            |
|--------------------|------------|
| Ulverston          | 6.2 miles  |
| Barrow             | 16.1 miles |
| Oxenholme Station  | 19.8 miles |
| M6 J36             | 19.6 miles |
| Kendal             | 20.1 miles |
| Manchester         | 84.9 miles |
| Manchester airport | 94.4 miles |
| Liverpool airport  | 100 miles  |

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

### **Broadband**

Superfast speed available from Openreach of 49 Mbps download and for uploading 8 Mbps.

### **Mobile**

Indoor: no signal likely

Outdoor: EE, Three, O2 and Vodafone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

## *Rail Journeys*

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## *Please note*

A small parcel of land to the south and east is common land.

## *Services*

Mains electricity, water and drainage. Oil fired central heating from a Camray boiler in a cupboard in the hall.

## *Directions*

[what3words petition.puzzle.regulator](http://what3words.com/petition.puzzle.regulator)

Our directions start from The White Hart pub at Bouth, LA12 8JB. With the pub on your left, proceed in a northerly direction out of the village. There are a few private driveways on the right, but you need to look for the first lane. Turn right here and it's the first property on the right. The driveway parking is before the house.

## *Local Authority*

Westmorland and Furness Council

## Things to do in the area

JSCF Hay Bridge Natural History Study Centre, Bouth  
Stott Park Bobbin Mill  
Lakeland Motor Museum  
Steam railways at Ravenglass & Eskdale and Haverthwaite & Lakeside  
The Lakes Aquarium, Lakeside  
Ulverston - leisure centre, The Coro (an arts, culture and entertainment venue),  
the Art Deco Roxy Cinema, the Laurel and Hardy Museum and the Manjushri Kadampa Meditation Centre  
Bowness on Windermere - The Royalty cinema and The Old Laundry theatre  
Muncaster Castle  
Safari Zoo Cumbria, Lindal in Furness

## Places to eat

Informal dining, cafes and pubs  
White Hart, Bouth  
Manor House, Oxen Park  
The Eagle's Head, Satterthwaite  
Bake House Born and Bread, Greenodd  
The Mill, The Farmers, The Rose and Crown, Gillam's Tearoom and The Bay Horse Hotel, all in Ulverston  
Boardwalk and Baha in Bowness on Windermere  
Café Italia, San Pietro and Homeground in Windermere  
The Cavendish Arms, Cartmel  
Heft, High Newton

## Great walks nearby

Bouth Woods through to Oxen Park  
Grizedale Forest  
Further afield, this is premium walking country and there are 214 Wainwrights fells to explore and enjoy.

## Schools

**Primary**  
Leven Valley CoE Primary School, Haverthwaite  
St Mary's Catholic Primary School, Sir John Barrow School and Croftlands Primary School, all in Ulverston  
Windermere School - Independent day and boarding school, Windermere

**Secondary**  
Victoria High School, Ulverston  
John Ruskin School, Coniston  
Windermere School - Independent day and boarding school, Windermere

**Further Education**  
Barrow College  
Kendal College  
University of Cumbria (campuses at Ambleside, Barrow in Furness, Carlisle and Lancaster)  
Lancaster University

## Included in the sale

Fitted carpets, curtains, curtain poles, blinds and free-standing kitchen appliances as listed. The light fittings are excluded as many are antique.

Guide price £750,000

Council Tax band G

Tenure  
Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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