



Swallows House
Skelwith Fold | The Lake District | LA22 0HT

SWALLOWS HOUSE



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Welcome to Swallows House, Skelwith Fold, Ambleside, LA22 0HT

An utterly delightful country house; set in established and professionally landscaped gardens and commanding wonderful views of Loughrigg and the Fairfield Horseshoe, Swallows House is full of period charm, has generously proportioned rooms and a layout suited to family life and socialising with friends. The picturesque hamlet location is quiet and peaceful, yet centrally positioned in the Lake District National Park, with Ambleside, Hawkshead, Skelwith Bridge and the Langdales all readily accessible.

Dating from the 1600s, the house has been extended and updated since 2001 and now offers a hall, highly practical boot room, dining kitchen, a formal and atmospheric dining room, a generous and welcoming main sitting room and a study with garden and fell views. A door leads from the kitchen to the newer part of the house, a sizeable extension added in 2004. With a more contemporary aesthetic, this part of the house is immensely flexible and can be used as an annex for a dependent family member or for longer stay guests or incorporated into the main living space and occupied as one – on offer is a living room, fifth double bedroom (currently used as a games room), ensuite shower room and a utility room with potential to be upgraded to a kitchenette.

Back to the original, period property and an airy set of stairs leads up to the first floor with a cloakroom on the half landing. Off the spacious main landing is the principal ensuite bedroom, three further double bedrooms and a house bathroom. Swallows House will doubtless appeal to those looking to make the Lake District their main residence and to buyers seeking an escape, a private slice of heaven for taking a much-needed break when diaries permit.

It will also appeal to parties looking to create a bolt hole but share it with others and let it commercially - the present owners offer it to guests through Wheelwrights Holiday Cottages. As such, most of the contents are included in the sale, enabling new owners to transition smoothly and continue the business. For purchases not looking to let, the contents will be useful as you become established, before putting your own stamp on this lovely property.

“ We bought the house in 2001, carried out extensive renovations and then extended it in 2004. It's been a greatly valued and cherished second home for us and our family; we've loved staying here over the years and have used Swallows House as a place where the whole family can gather and spend time. The two sitting rooms and the games room give the generations the opportunity to do their own thing, but then the main sitting room and dining room are plenty big enough for us all to come together, often with friends as well!”





Location

Rural, but not isolated, this is a tranquil country location with fabulous uninterrupted views across the valley to the verdant slopes of neighbouring Loughrigg and Fairfield Horseshoe beyond. This picturesque hamlet-setting benefits from being deeply embedded in the very centre of the Lake District, adjacent to the Langdale Valley, with country and fell walks aplenty from the doorstep. There are many iconic Lakeland villages within a ten miles radius; perfect to dip into when you want shops, a break from kitchen duties (there are also a few places to enjoy a meal out within walking distance including the Drunken Duck) or to see a bit of Lakeland-life. And equally a wonderful place to get away from it all and embrace the calm and stillness that this setting offers. Day-to-day needs are met by local shops and amenities in the nearby villages of Ambleside, Elterwater and Hawkshead, with a branch of regional supermarket Booths in Windermere; and of course these days, most of the major supermarkets also deliver to the property.

Whether you want the Lake District for rest and relaxation, for quiet contemplation and inspiration, or for exertion and exhilaration there is something here for everyone. Striding out on the fells, cycling the lanes, wild swimming or simply pottering around the shops and sampling the tea and cake on offer, for generations that have been, for generations that currently are and no doubt for generations to come, the Lake District has it all – there is nowhere quite like it.

“ We have really loved how quiet and peaceful this setting is. It's wonderfully central, the views are fantastic and there are lovely walks of all lengths straight from the door.”





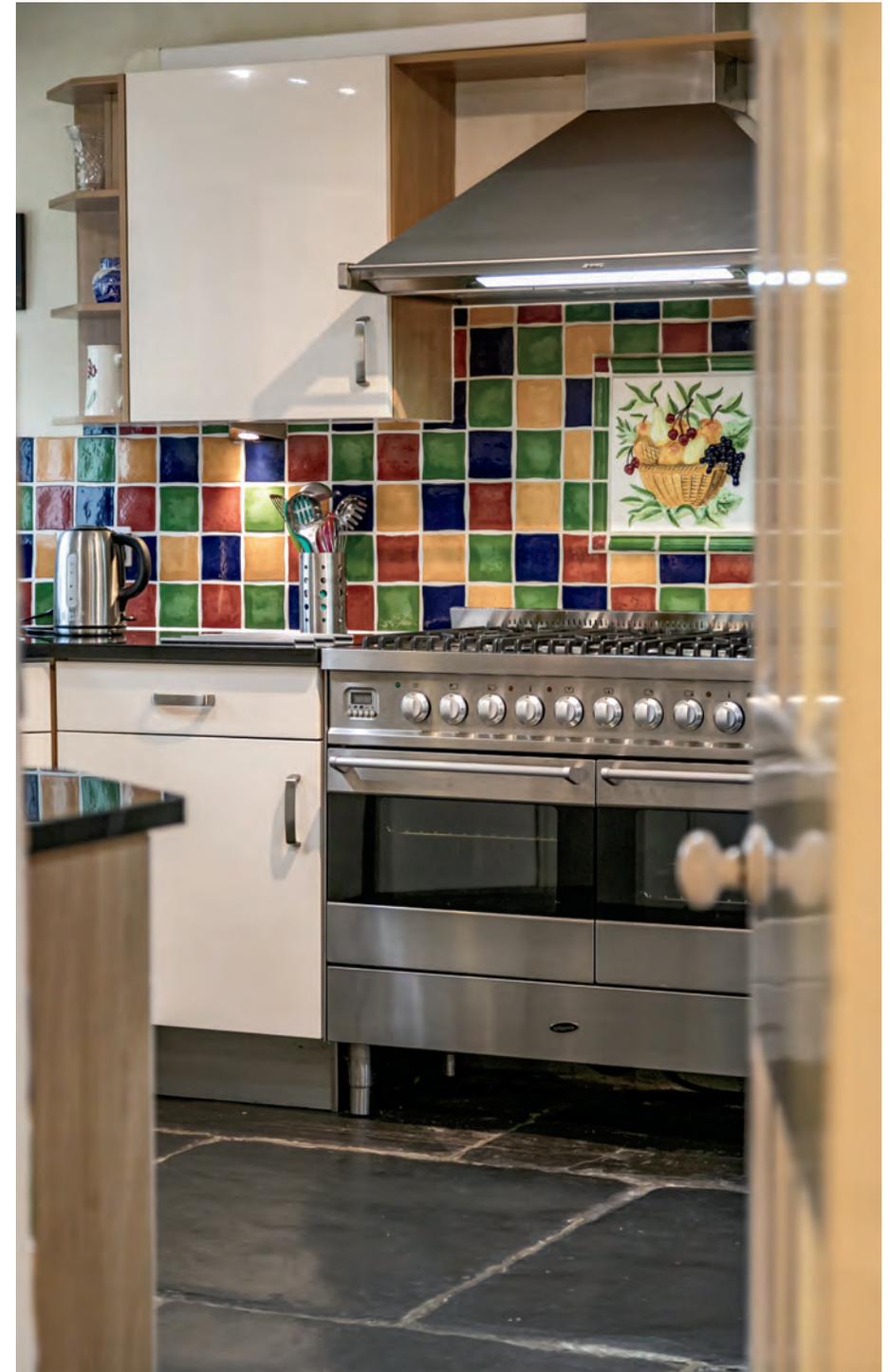
STEP INSIDE

Cross the threshold into the flagged hall and there's a practical boot room for your outdoor kit. The kitchen has extensive cabinets and space for a table, ideal for breakfast and informal suppers. The atmospheric dining room is deeply charismatic and will make a delightful venue for gathering family and friends for candlelit dinners and Sunday lunches after building an appetite on long fell and lake-side walks. There's an air of grandeur here, with a deep bay window and open fireplace with twin arched alcoves either side. The large sitting room is an impressive room with a high beamed ceiling and generous proportions commanding super fell views from the deep floor-to-ceiling bay window; this accommodates a second smaller seating arrangement, just the spot for watching the birds in the garden. The main seating area is around the open fireplace and a glazed door connects to the garden. Off the sitting room is a study, the view of Loughrigg will either prove inspirational or distracting as you work!

From the sitting room an arched recess marks the foot of the wide staircase to the first floor, off the half landing is a cloakroom. The airy stairwell is flooded with natural light from the large skylight overhead and opens to a generous landing. The principal bedroom suite is a large bedroom with fabulous fell views to wake up to (including the Langdale Pikes), while the ensuite bathroom has a five-piece suite. Three further double bedrooms (generously proportioned to the extent two could be sub-divided), each enjoy splendid views and share the house bathroom. Throughout the house, sanitaryware is mainly Villeroy and Boch.

A door from the kitchen connects the old part of the house to the extension which incorporated some of the original walls of the original farmhouse. This is a versatile addition which could be occupied all as one with the main house or used as a self-contained suite for guests or dependent family. It provides you with a sitting room, a fifth double bedroom/games room with an ensuite shower room, and a utility room which could be upgraded to a small kitchenette.

Swallows House is a charismatic period property with a sizeable extension that adds a great degree of flexibility to living here. It works well as a permanent or second home but has also proved a popular holiday-let for larger family house parties keen to spend time together or celebrate a landmark occasion.

















STEP OUTSIDE

Pull in off the lane and a generous driveway parking area is in front of the detached single garage, with a convenient electric car charger installed. There is ready access to both the main front door and the door into the second sitting room. The quintessential landscaped garden is well stocked and a variety of established shrubs are kept neatly trimmed and provide seasonal colour and variation. Lawns and paths weave around the garden to three seating terraces, all laid with traditional Lakeland stone paving and individually positioned to capture a different outlook or the sun as it moves around the garden during the day, finishing on the 'gin and nibbles' terrace in the evening.

“ *The house is east facing so the sun comes onto the terrace and straight into the sitting room's big bay window first thing; the terrace makes a lovely place for an outdoor breakfast. We've a variety of seating areas that we've created in the garden, so as the sun moves during the day, so do we.* ”

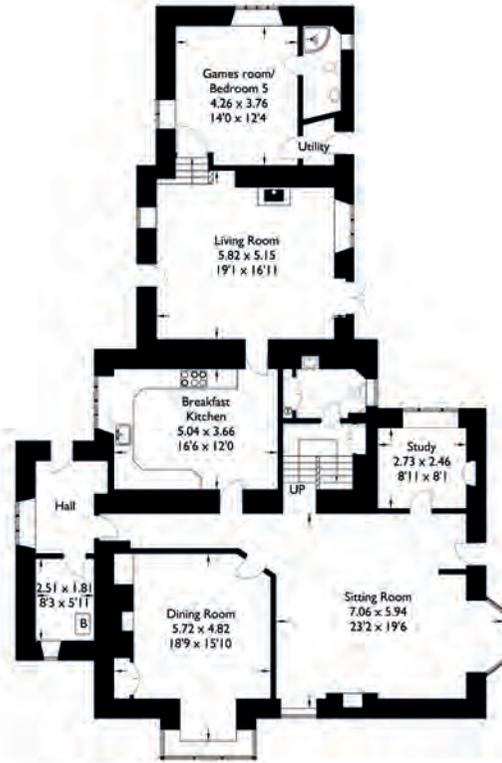




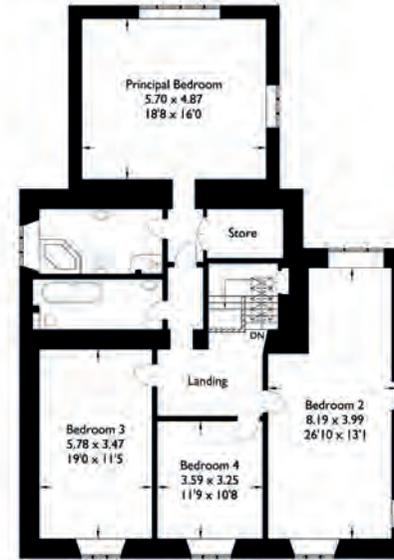


Swallows House

Approximate Gross Internal Area : 313.88 sq m / 3378.57 sq ft
 Garage : 20.15 sq m / 216.89 sq ft
 Total : 334.03 sq m / 3595.46 sq ft



Ground Floor



First Floor



Garage

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
70-100	A		
69-70	B		
64-68	C		77
55-63	D		
49-54	E		
41-48	F	43	
1-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 10.01.2025



FURTHER INFORMATION

On the road

Skelwith Bridge	0.6 miles
Ambleside	2.3 miles
Hawkshead	3.3 miles
Coniston	5.5 miles
Windermere	6.3 miles
Grasmere	7 miles
Kendal	14.7 miles
Cartmel	17.6 miles
Manchester	86.7 miles
Transport links	
M6 J36	21.3 miles
Oxenholme (railway station)	18.2 miles
Manchester airport	96.2 miles
Liverpool airport	101.7 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 speeds are potentially available from Openreach of 28 Mbps download and for uploading 3Mbps.

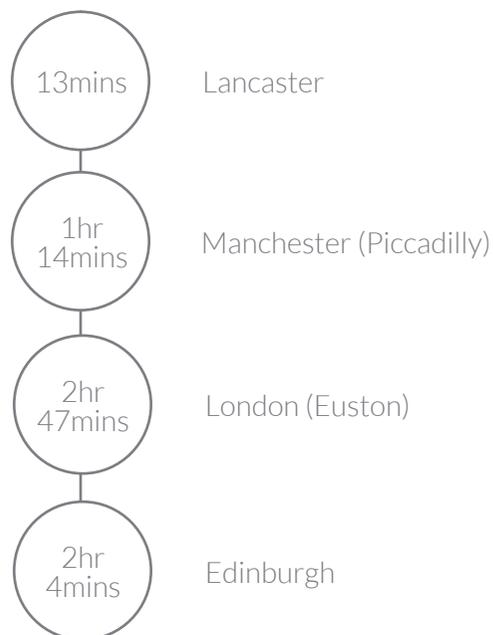
Mobile

Indoor: EE and Vodafone are reported as providing 'limited' services for both Voice and Data. O2 is reported as providing 'limited' Voice services but no Data services. Three does not report as providing any services.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and 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 for further details. Additionally, there is a branch line station at Windermere providing connections to Oxenholme station.



Schools

Primary

Ambleside CoE Primary School
Hawkshead Esthwaite Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)
John Ruskin School, Coniston (11 – 16 years)
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster University

Directions

what3words.salutes.imprinted.fellow

Use Sat Nav **LA22 0HT** with reference to the directions below:

From Ambleside head out of the village on the A593 towards the Langdales and Hawkshead, at Clappersgate turn left signposted B5286 Hawkshead and cross over the River Brathay. Take the first turning on the right signposted Skelwith Fold and continue on Bog Lane with the River Brathay on your right. Upon arriving in the hamlet of Skelwith Fold, bear right, signposted Skelwith. Swallows House is the second property on the right, the drive is immediately after the house and offers plenty of parking.

Please note

The property is let for holidays through Wheelwrights Cottages Limited.

Local leisure activities

Whatever the weather, the Lake District has a vast array of attractions to keep all the family entertained:

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck.

Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback. Events, music and arts as well as Go Ape tree top courses.

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Live theatre at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick

Cinemas and live music at Zeffirellis and Fellinis, both at Ambleside and The Brewery in Kendal

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Sport and recreation

Spa and gym facilities at several local hotels, and a gym in Ambleside and of course there is the opportunity for wild swimming in lakes and tarns

Golf courses at Windermere, Crook, Grange over Sands and there are two at Kendal

For sailing and boating on Windermere try the Royal Windermere Yacht Club and the Windermere Motor Boat Racing Club

Places to eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion and budget:

Informal dining, cafes and pubs

Chesters by the River and The Talbot, Skelwith Bridge and The Drunken Duck Inn, Barnegates, all of which are within walking distance

The Outgate Inn, Outgate

The Queens Head, The Red Lion and The Sun Inn, all in Hawkshead

Zeffirellis, Fellinis, Force café and terrace, The Schelly, Bellis

Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside

Joey's Café at Wray Castle, Claife Viewing Station and during the summer at Hill Top

Cuckoo Brow Inn, Far Sawrey

Tower Bank Arms, Near Sawrey

The Yan at Broadrayne, The Jumble Room, Mathilde's Café and

The Swan, all in Grasmere

Fine dining restaurants

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

Forest Side Hotel, Grasmere

L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Whether you like to amble, stride out or climb, there is a footpath or trail for you. The Lake District has 214 Wainwrights fells to tick off the list and in the immediate locality there are Loughrigg and Black Fell, both accessible from the doorstep. Famous walks along the Langdale Valley to Elterwater and around Tarn Hows are popular with older and younger visitors.

There is a super lakeside walk from Hawkshead to Wray Castle and pleasant walks to Hawkshead Hill and up Claife Heights where you'll be rewarded with stunning views of Lake Windermere.

Services

Mains electricity and water.

Drainage to a water treatment plant (installed in 2023 and shared between three properties) located in an adjacent field.

Oil fired central heating from a boiler located in boot room.

Calor gas for hob and log burner style fire in second sitting room.

7KW Electric Car Charger (myenergi zappi)

Guide price £1,750,000

Westmorland and Furness Council

Tenure
Freehold

Included in the sale

Most furniture, fitted carpets, curtains and poles, blinds, light fittings and integral domestic appliances as follows: Britannia range cooker with Smeg extractor fan over. Bosch appliances comprise: fridge, freezer, microwave and dishwasher and a Hotpoint washing machine. There is a tumble dryer in the boot room.

Local Authority charges

Westmorland and Furness Council – business rates are payable. Rateable Value of £5,000 (with effect from 01.04.23). Purchasers are advised to make their own enquiries regarding the amount payable.



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We value the little things that make a home

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