



WATERHOUSE  
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Local, Professional Property Services

# 12 Oak Fold - Crosthwaite





## Features

- Perfect retirement property for 55's and over
- Option to purchase up to 75%
- Beautiful countryside views
- Generous kitchen with space for dining
- Two bedrooms filled with natural light
- Good sized rear garden with stunning views
- Two car parking spaces

Nestled in the picturesque village of Crosthwaite, and offered with 25% ownership, this delightful over 55's, two-bedroom semi-detached bungalow offers a rare opportunity to enjoy a peaceful village lifestyle in an exceptional setting. The property is currently priced on a 25% ownership basis, with the option to increase your share up to a maximum of 75%. Increasing your ownership percentage will reduce the rent payable accordingly. Surrounded by stunning natural scenery yet within convenient reach of local amenities, the property is ideally suited to those seeking tranquillity without isolation. On arrival, the attractive village location immediately sets the tone for the calm and welcoming home that lies beyond. Inside, a cosy sitting room provides a warm and inviting space,

perfect for relaxation at the end of the day. The stylish fitted kitchen and dining area have been thoughtfully designed to combine practicality with elegance, featuring modern integrated appliances including an oven, hob with extractor, fridge/freezer, together with ample storage and space for dining and entertaining. The bungalow offers two double bedrooms, complemented by a contemporary three-piece bathroom finished to a high standard with clean lines and modern fittings. The property benefits from double glazing throughout and a ground-source heat pump, delivering energy efficiency, low running costs and year-round comfort while retaining its traditional charm. Externally, off-road parking for up to two vehicles. The gardens to both the front and rear are

low maintenance, with the rear garden offering a particularly private and peaceful retreat—ideal for outdoor relaxation or hosting guests while enjoying the surrounding countryside. The property is offered under an affordable housing scheme at 25 % of the open market value and is available to purchasers aged 55 and over and a Local Occupancy clause applies. Crosthwaite is a thriving village community with an Ofsted rated Outstanding primary school. There are a variety of clubs and societies in the village including a tennis- snooker and bowling. The award winning Punchbowl Inn and restaurant is located within the village and offers a post office service several days per week. There are numerous fantastic walks around the Lyth Valley directly from your front door.



Entrance hallway - Ample hanging space ensures an effortless return from countryside walks, with dedicated zones for coats and footwear. Two generous cupboards offer excellent additional storage, while stylish, easy-care wood-effect flooring flows seamlessly throughout. Efficient ground-source heating is provided via a Shoebox boiler, discreetly housed within a storage cupboard for convenience and practicality.

Living room - A serene and beautifully relaxing room, featuring expansive windows that frame breathtaking panoramic views of the surrounding countryside.

Kitchen - Natural light floods this spacious, well-organised kitchen, which benefits from both a window and a door opening onto the private rear garden. The room features stylish wood-effect cabinetry with integrated electric appliances and ample space for dining.

Bedroom 1 - A cosy double bedroom with lovely views across a beautifully maintained private garden.





Bedroom 2 - Bright front-facing double bedroom, enhanced by a recessed area and a lovely window that fills the room with natural light.

Bathroom - Good sized bathroom which incorporates a shower with glass screen bath with U door fitted for ease of getting in and out of the bath fitted in January 2026 with a 10 year warranty.



Externally

A private garden offering breathtaking countryside views, perfect for relaxed outdoor dining and entertaining.

Useful Information

Property built - 2019.

Tenure - Leasehold.

25% ownership includes £121 monthly service charge and monthly rent of £525. (Option to increase to a 50% or 75% ownership which will decrease the rent amount.)

Heating - Heat source pump.

Drainage - Shared Klargester treatment plant.

Council Tax band C - (Westmorland and Furness Council).

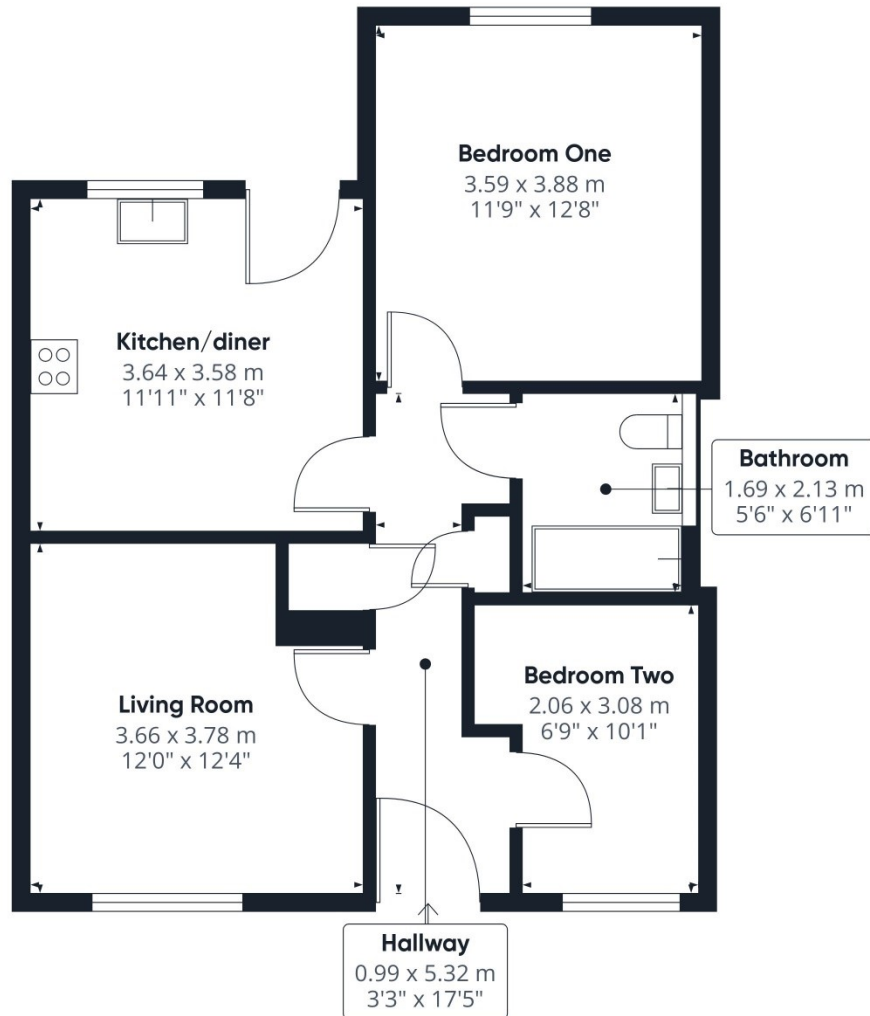
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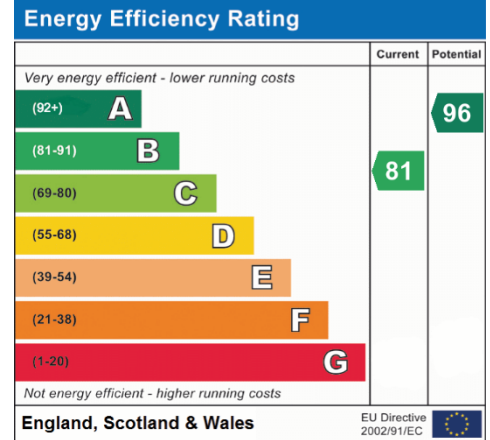


Approximate total area<sup>(1)</sup>  
58.9 m<sup>2</sup>  
634 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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