



Orchard House
Crosthwaite | Kendal | LA8 8HX

 FINE & COUNTRY



Welcome to Orchard House

A beautiful and idyllic detached residence, Orchard House enjoys a peaceful and enviable position within the picturesque village of Crosthwaite. Offering flexible accommodation with three to four bedrooms, the property enjoys a wonderful outlook looking down from the head of the Lyth Valley towards Whitbarrow Scar and the distinctive Farleton Knott. Combining comfortable and versatile living space with a truly attractive rural setting, the property offers a rare opportunity to enjoy the tranquility and beauty of the South Lakeland countryside. The property has been immaculately maintained and updated by the current vendors over the past 25 years.

Externally, the property is equally appealing, with a well-maintained rear garden complemented by a newly created patio seating area, providing the perfect space for outdoor dining and relaxation whilst enjoying the surrounding views. To the front, there is ample off-road parking together with a garage. Orchard House would make an ideal home for family or retirement living, or those working from home, offering a peaceful village lifestyle whilst being ideally placed for exploring the many attractions and amenities of the Lake District.



Location

Crosthwaite is a wonderfully welcoming village that appeals to all ages, thanks to its strong and lively community centred around the active village hall, St Mary's Church and the highly regarded local primary school, which has been rated outstanding by Ofsted. Often referred to as 'The Damson Valley', the village enjoys a picturesque setting within the Lake District National Park, approximately 5 miles from both Bowness-on-Windermere and Kendal. With convenient access to the M6, Crosthwaite is ideally positioned for commuters seeking a more relaxed and peaceful way of life, whilst still being within easy reach of nearby towns and wider transport links.

Setting The Scene

The surrounding countryside offers an abundance of beautiful walks, cycle rides and scenic routes right from the doorstep, with the Lakeland Fells also close by, providing endless opportunities to explore and enjoy the great outdoors. There is also a fantastic selection of popular and characterful country pubs within easy reach, including the renowned Punch Bowl Inn in Crosthwaite, The Mason's Arms at Bowland Bridge, The Brown Horse at Winster and the Black Labrador at Underbarrow making the area particularly appealing for those who enjoy good food, countryside walks and village life.





Step Inside



The front gates open onto a private gravelled driveway, providing ample parking for several vehicles, together with access to the attached single garage, which benefits from a remote-controlled electric up-and-over door. The spacious entrance porch provides plenty of room for coats and boots, with internal access into the garage, where worktop and fitted cupboards provide useful utility facilities and a sink can also be found, together with the oil central heating boiler, replaced in 2018. From the porch the entrance hall leads to two versatile rooms, one of which enjoys access to a verandah, with steps going down to the garden. This is a wonderful spot from which to sit and enjoy the beautifully landscaped garden and far-reaching countryside views, whether over a morning coffee or an evening drink. Both rooms offer excellent versatility and could be utilised as additional bedrooms, home offices, hobby rooms or a range of other uses to suit the individual needs of the new owners. A contemporary shower room completes this level, comprising a shower cubicle, WC, vanity washbasin and heated towel rail.



Four steps lead down to the main living areas, with a useful study/music room, formerly used as a dining room, providing yet another adaptable space and enjoying views over the garden. The beautiful sitting room is filled with natural light and features a multifuel wood-burning stove set upon a slate hearth, creating a warm and inviting focal point for cosy evenings. Adjoining the sitting room is the delightful sunroom, where the property's distinctive architectural design can truly be appreciated, with double doors perfectly framing the south facing garden and the stunning valley and Whitbarrow Scar beyond.



The impressive dining kitchen is fitted with a range of quality wall and base units, complemented by a central island and a suite of Bosch appliances, including a double oven with grill, microwave, four-ring induction hob and integrated dishwasher. A sink with drainer, complementary splashback tiling and Karndean flooring complete the kitchen. The space flows into a bright and spacious dining area, where double doors overlook the rear garden and provide direct access onto the patio, making this an ideal space for both everyday living and entertaining, with views across the fields to Whitbarrow Scar and down the valley towards the impressive Farleton Knott.

Up to the first floor, the generous master bedroom enjoys a large picture window framing fabulous countryside views, while sliding doors reveal a deep wardrobe and useful storage area. The second double bedroom is also beautifully positioned to take advantage of the surrounding scenery, with dual aspect windows providing stunning views and further built-in deep storage. Adjacent to the second bedroom is another versatile room, recently fitted with Sharp's furniture, which could be ideally suited as a dressing room, nursery or additional study space. Completing the first floor is a modern and generously proportioned family bathroom, fitted in 2024 with a four-piece suite comprising a bath with handheld shower, WC, vanity washbasin and bidet, together with useful, fitted storage and a linen cupboard. There is an excellent amount of built-in and practical storage thoughtfully positioned across the accommodation, making this a particularly easy home to keep organised. Double glazing throughout the house was replaced in 2023 and makes the property well insulated, warm and easy to maintain.

Step Outside

The landscaped gardens surrounding the property offer a wonderful sense of serenity and privacy, with far-reaching, uninterrupted views across the surrounding fields and countryside. A newly created patio, finished with fabulous ceramic slate tiles, provides the perfect space for outdoor entertaining and relaxation, complementing the immaculately landscaped garden beyond. The grounds are beautifully established, with an abundance of well-stocked, vibrant borders, mature shrubs and trees, creating a colourful and welcoming environment while attracting a wealth of local wildlife.

A charming stone pathway meanders throughout the garden, leading past the pretty summer house, equipped with power points, and decorative pond before continuing into the productive kitchen garden. Here, a substantial vegetable plot has already produced an impressive variety of homegrown produce, while a greenhouse provides further opportunities for cultivation. A garden shed offers additional useful storage and is equipped with power and light, with an external water tap close by and a further one outside the kitchen. To the front of the property, the private driveway provides ample parking and is complemented by a practical bin area, new oil tank and log store.



FURTHER INFORMATION

On The Road

Oxenholme	11.1 miles
Kendal	6 miles
Bowness on Windermere	4.7 miles
Cartmel	13.6 miles
Manchester	76.5 miles

Transport links	
M6 J36	11.4 miles
Oxenholme railway station	7.8 miles
Kendal railway station	6.4 miles
Manchester airport	86 miles
Liverpool airport	91.1 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

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains water. Oil fired central heating from a Firebird boiler located in the garage.

Drainage to a private septic tank located in the rear garden.

Westmoreland and Furness Council – Council Tax band G

Tenure - Freehold

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.

1 hr 14mins	Manchester (Picadilly)
2 hr, 47mins	London (Euston)
2 hr, 4 mins	Edinburgh

Directions

What3words [///telephone.meals.homeward](https://www.what3words.com/telephone.meals.homeward)

Download the what3words App or go online for directions straight to the property.

Included In The Sale

Fitted carpets, light fittings, domestic appliances as follows: double oven, microwave, dishwasher, hob, fridge freezer, curtain rails and poles

Available by way of further negotiation: Curtains and blinds

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Places To Visit

Cycling – the area is popular with cyclists as there are many recognised routes locally including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway
Cartmel Racecourse, a small national hunt racecourse in Cartmel with nine race days a year
Golf courses at Grange over Sands, Windermere, Crook and two at Kendal
Sailing - Royal Windermere Yacht Club (Bowness on Windermere)
Boating - Windermere Motor Boat Racing Club (Bowness on Windermere)
Water sports and equipment hire at Fell Foot Park (Newby Bridge)
Theatre - The Victoria Wood Theatre (Bowness on Windermere) and The Brewery (Kendal)
Cinema - The Royalty (Bowness on Windermere) and The Brewery (Kendal), Zeffirelli's and Fellini's (Ambleside)
Music – regular concert series in Kendal
Places to visit - Sizergh Castle (National Trust), Levens Hall, Leighton Hall, Holker Hall, Brockhole on Windermere (the National Park visitor centre), Holehird Gardens (home of the Lakeland Horticultural Society)

Places To Eat

A food lover's paradise, we were spoilt for choice in making our recommendations

Informal dining, country pubs and cafes

The Punch Bowl (Crosthwaite)
The Mason's Arms (Bowland Bridge)
The Black Labrador (Underbarrow)
Hare & Hounds and Levens Kitchen (both at Levens)
The Derby Arms (Witherslack)
The Brown Horse (Winster)
Low Sizergh Barn Farm Shop Café (Sizergh)
The Cavendish Arms (Cartmel)
Heft (High Newton)

Fine dining restaurants

L'Enclume and Rogan and Co (Cartmel)
Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere)

Great Walks Nearby

We are told “there is never any need to get in the car” when it comes to finding a good walk locally with a network of lanes, bridle paths and footpaths all linking up to provide a never ending variety of routes.

Involving a drive, but well worth it, there are Wainwright's 214 Lakeland fells and Yorkshire's Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands and in the Arnsdale and Silverdale AONB.

Schools

Primary

Crosthwaite CoE Primary School
There is a selection of primary schools in Windermere and Kendal as well as independent schooling at Windermere School

Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Windermere School (Independent)

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

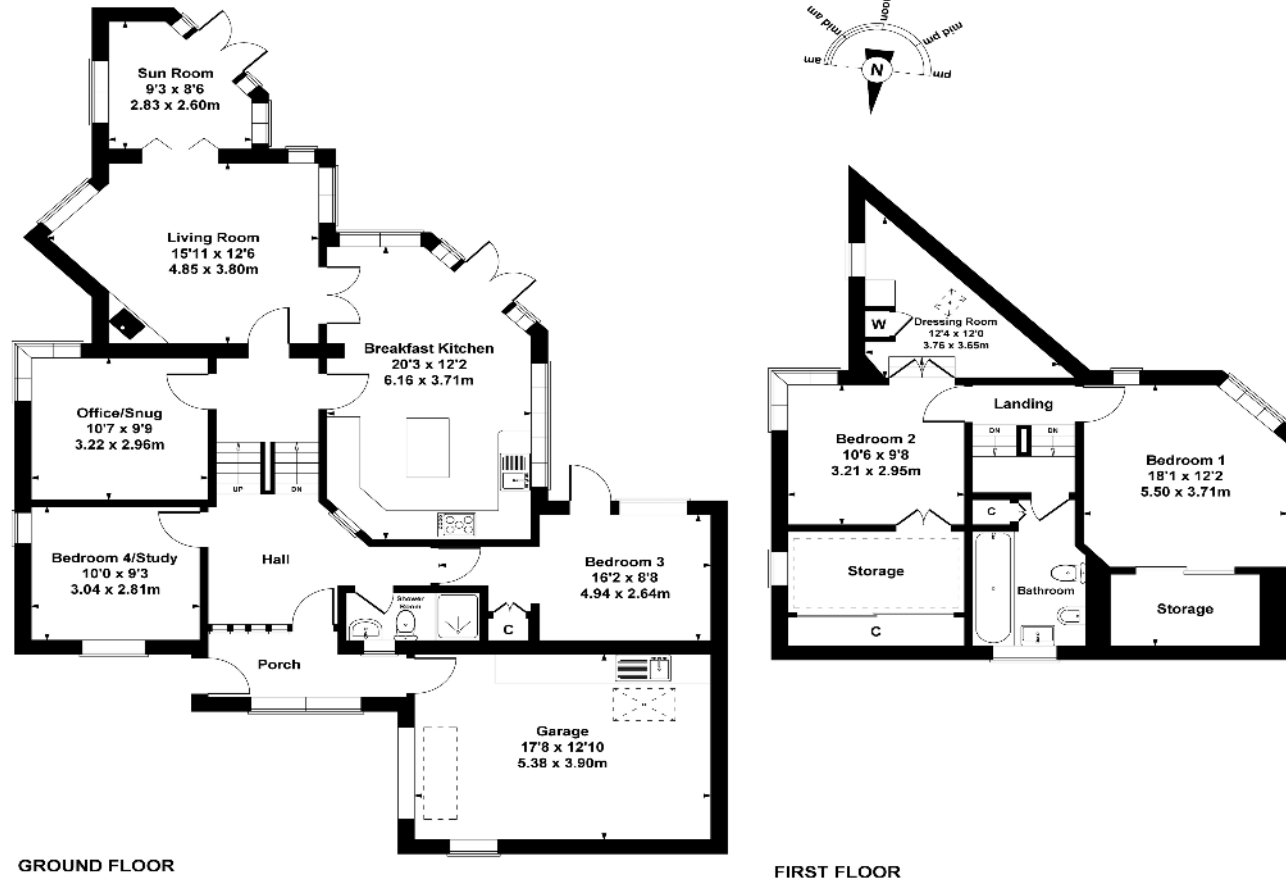


Orchard House, Crosthwaite, Kendal

Approximate Gross Internal Area 1658 sq ft - 154 sq m

Garage 226 sq ft - 21 sq m

Total 1884 sq ft - 175 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere,



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We value the little things that make a home

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