



Ormandy House
Crosthwaite | The Lake District | LA8 8BP

FINE & COUNTRY

ORMANDY HOUSE



Impressive Grade II Ormandy House has fabulous panoramic views across the highly picturesque Lyth Valley and is a wonderful combination of a stylishly upgraded period home, a detached converted barn offering versatile amenity value and The Bothy, a self-contained letting cottage.







It's a property that simply keeps on giving, not only is it a fabulous period house, a charismatic blend of original architecture and tasteful high end upgrades, but there is a detached converted barn and a separate letting unit, The Bothy, all of which are wrapped up in established gardens of c. 0.7 acres. Whilst rooted in the past Ormandy House is very much a house for modern day living.

A tranquil and peaceful place to live, Crosthwaite is a sought-after village, quietly confident and rightly so, it has much to recommend it as a great place to call home. There is a primary school, an exceptionally popular pub, immediate access to great local walks and excellent connectivity to the road and rail network. It is rural and idyllic, yet only 6.1, 10.2 and 10.8 miles respectively from Bowness and Windermere, the M6 and Kendal.

Ormandy House itself has a striking central hall, an inviting and sociable dining kitchen running front to back, a traditional snug, a more modern sitting room and completing the ground floor layout a laundry room, boot room and cloakroom with a useful cellar providing storage. Rising to the first floor is a fantastic principal bedroom with ensuite shower room, four further bedrooms (three doubles and a single) and a house bathroom. On the second floor is a wonderful big attic bedroom – any young people in your life will adore this space!

Included in the sale is a substantial detached barn, converted some time ago and offering, on the ground floor, a garage and workshop, the entire first floor being a very versatile room, providing opportunities for work, rest and play. In the rear courtyard is The Bothy, currently let through AirBnB, and proving to be highly popular as the perfect bolthole for a romantic retreat.

With incredible views and spanning the front elevation of Ormandy House is a marvelous south west facing seating terrace with an outdoor kitchen. The gardens have an English country garden feel with traditional cottage style planting, lawns and an orchard as well as plenty of space for children to play. The elevation and established trees and shrubs have provided an enclave for life here that is surprisingly private given the central village location and openness of the view.

All in all, a rare fine with exceptional amenity value and immense opportunities for multi-generational living in the country. A slice of heaven.

“ When we first saw the house, we were struck by how enormously versatile it could be. With a young family it was paradise and then with three teenagers we have the space to all operate independently and also come together. To us, it is a proper family house.

We felt the house had a great soul, with a restorative atmosphere. The period details were all authentic as the house hadn't been overly renovated over the years. It was formal, but friendly, not 'too grand' to stop it feeling like home. We really appreciate the excellent light quality and there is a beautiful view from every room, even the loo!

We appreciate the elevation of the house, it gives us not just beautiful views, but also a bright house and an uplifting sense of openness. It's really a house for four seasons; in summer we spend as much time on the terrace as possible and even sleep out in the garden, in autumn, the clarity of the light and the changing colours are really special, come winter, the valley looks magical under a blanket of snow whilst we are warm and cosy inside and in spring we have wonderful bulbs to look forward to.











Location

Crosthwaite is a small village in the Lyth Valley, but wonderfully accessible for Bowness, Windermere, Kendal and the M6 motorway.

A hidden gem within the Lake District National Park. The valley is known for its damson orchards as, sheltered by limestone hills, it enjoys a relatively mild micro-climate. In early spring, frothy clouds of white blossom grace the undulating fields, by autumn, the trees are laden with purple fruits and the harvest begins.

Along with Crosthwaite, at the heart of the valley are the villages of Winster, Crook, Brigsteer, Underbarrow and Witherslack, all connected by a network of lanes, bridleways and footpaths. Collectively it is a sought-after place to live. Easy to reach off the A590, you are soon on the country lanes, surrounded by nature; unspoilt pastureland, hedgerows, gently rolling fells, grazing sheep and cattle. Other than bird song in the garden, the most likely thing you'll hear is church bells.

A far cry away from the hustle and bustle of the Lakeland villages of Bowness Windermere, Ambleside, Grasmere and Hawkshead; holidaymakers rarely venture this far but the hot spots are on your doorstep should the fancy take you or you have guests to entertain with the sights, sounds and tastes of the central Lakes. Here, the Lyth Valley and Crosthwaite are more about community and quiet country living.

Crosthwaite has a well-regarded and award-winning pub (The Punch Bowl), a church (St Mary's) and a primary school awarded 'outstanding' status by OFSTED (January 2023). The Argles Memorial Hall is currently used by The Exchange, children's playgroups and hosts a variety of village events. The Crosthwaite Exchange was set up in 2007 as a place for residents to buy and sell local produce and home baked goods and meet up with neighbours. There is an active tennis club and courts and a bowls club.

“ We regard Crosthwaite as 'an escape' from our busy working lives. It's rural but not isolated. It's incredibly easy to reach from several directions and yet it's so quiet and peaceful.

The Punch Bowl Inn is not just a destination pub for diners but locals are welcome for just a drink and to catch up with friends and neighbours. It's a tremendous asset for the village.

STEP INSIDE

Grade II Listed, Historic England's details the house as being probably mid to late 18th Century, in a former life it was the village police house, indeed, a belt buckle from a police uniform was found in the garden and is now on display in Kendal museum. With history aplenty, these days whilst there are firm echoes of the past at every turn, it is a house very much equipped for modern life. It is rich in original architectural features such as the elegant staircase set in front of the tall Westmorland window that traverses the ground and first floors, authentic fireplaces and alcove cupboards, flag floors and stone steps, panel doors, moulded architraves and skirting boards, ornate plasterwork, sliding sash windows, window seats and working shutters.

Where enhancements, upgrades and the conversion of the attached barn have been made great care has been taken to ensure that design choices are at one with the original, sitting comfortably side by side. This doesn't mean that 'heritage' styles have been slavishly chosen, far from it, the ensuite in the principal bedroom, the house bathroom and ground floor cloakroom are all excellent examples of contemporary design with high quality Clearview appointments bringing refinement and modern elegance.

The primary rooms nearly all have an aspect south west across the valley, the views profoundly affecting the interior gifting a light quality and sense of openness that is invigorating. The layout is such that the front door is in daily use, a rose clad porch providing shelter as you open the door to the impressive front hall with oak floor and original plasterwork. The open plan dining kitchen runs front to back, in the dining end the former range now houses a wood burner and towards the rear of the room, solid wood kitchen cabinets have cream painted timeless shaker style doors and tactile marble worktops. Across the hall from the dining kitchen the snug is cosy and characterful with a wood burning stove and original alcove cupboard. In the attached converted barn, the sitting room has a sleeker aesthetic and is used for TV and media with oak French windows opening to the front terrace.

For efficient functionality a house of this size needs the back up of a suite of domestic offices – here you'll find that the laundry has a view across the valley which makes a lovely bright room for ironing, the boot room has a back door out to the garden, a highly serviceable original stone flagged floor with great fitted storage space and finally, stone steps lead down to the cellar, an excellent store for wine and pantry surplus with a stone flagged floor and a flagged bench.

The elegant, gently curved staircase leads to the first and second floors. The first floor landing is square and spacious. The principal bedroom has been created on the first floor of the attached converted barn – it is an absolute treat! Supremely light and airy, the ceiling rising to the apex of the roof with exposed trusses, amazing views (especially when lying in bed!) and French windows to a private seating terrace in the rear garden. The ensuite shower room brings a touch of luxury to your everyday, flooded with natural light it has a large rainfall shower, twin wash bowls on top of a vanity unit, loo and Italian wall tiles in a soft muted palette chosen to reflect the outdoor colours of nature. There are three further double bedrooms on this floor and a fifth single room, currently being used as a home office – a lovely place to work with excellent views across the valley. These rooms are served by the stylish house bathroom with double ended bath, separate rainfall shower, vanity unit and loo. Out on the landing is a large built in shelved cupboard for all your towels and bed linens.

There's a final floor – the attic room is presently one big room, the ideal space for younger members of the family it has room for sleep, study and play.

All in all, Ormandy House is a fabulous period home.

“ *In all the work that we've undertaken in our time here we have worked with the character, space, proportions and light and tried to honour the features of the house whilst gently updating. Where we have added to the house, everything has been to the highest quality, with the intention that they too will stand the test of time.* ”

For us, the living kitchen is such a well-used family space. Not just for cooking and eating, the children have done their homework here whilst supper is cooked and we chat about their days, we often work from home around the table and when friends pop in it's a great room for catching up over a drink. Whilst it's a big house, it's very manageable and we find we use every room.

We have always enjoyed having people over and we've found that this is a brilliant house for just that; dinner parties in winter, out on the terrace in summer and for bigger get togethers to mark special occasions, we've had some fantastic parties and gigs in the barn.















STEP OUTSIDE

At heart, a quintessential English country garden, it is relaxed and unfussy. Designed to be used and enjoyed, rather than swallow time spent in upkeep. The primary feature is the split level terrace, a more traditional section with large limestone flags in front of the original portion of the house and fronting the attached converted barn, a more contemporary paved terrace, incorporating the outdoor kitchen with Dekton worktops and space for under counter fridges, drinks coolers and storage. A wonderfully creative space with the most inspiring view. The owners tell us “the view from the outdoor kitchen is fabulous, the terrace was created for us to enjoy as a family but also for when we are entertaining, barbecue and pizza parties with families and friends could have no better setting.”

Steps lead down to a lower level, where tucked away, is currently a hot tub, starry nights are best viewed from here, there’s no light pollution after all!

There are masses of snowdrops in January, grape hyacinths, a few crocuses which are then followed by daffodils and bluebells mainly on the rear banking. Paths wind around the garden dividing and linking the different areas, one path leads up through the lightly wooded area, perfect for making dens and enjoying the dappled shade on a hot day. At the back of the house is a small orchard (apple, plum and damson trees) with fruit cages, a rhubarb patch and hen run. The rear yard is cobbled with slate steps linking to the terrace at the back of the principal bedroom. Off the cobbled yard is The Bothy which offers a bed/sitting room and shower room, let through AirBnB, guests come and go past the fig tree and through the side gate where there is conveniently sited parking at the side of the house. Tucked away here there is also a wood store to enable you to keep the home fires burning.



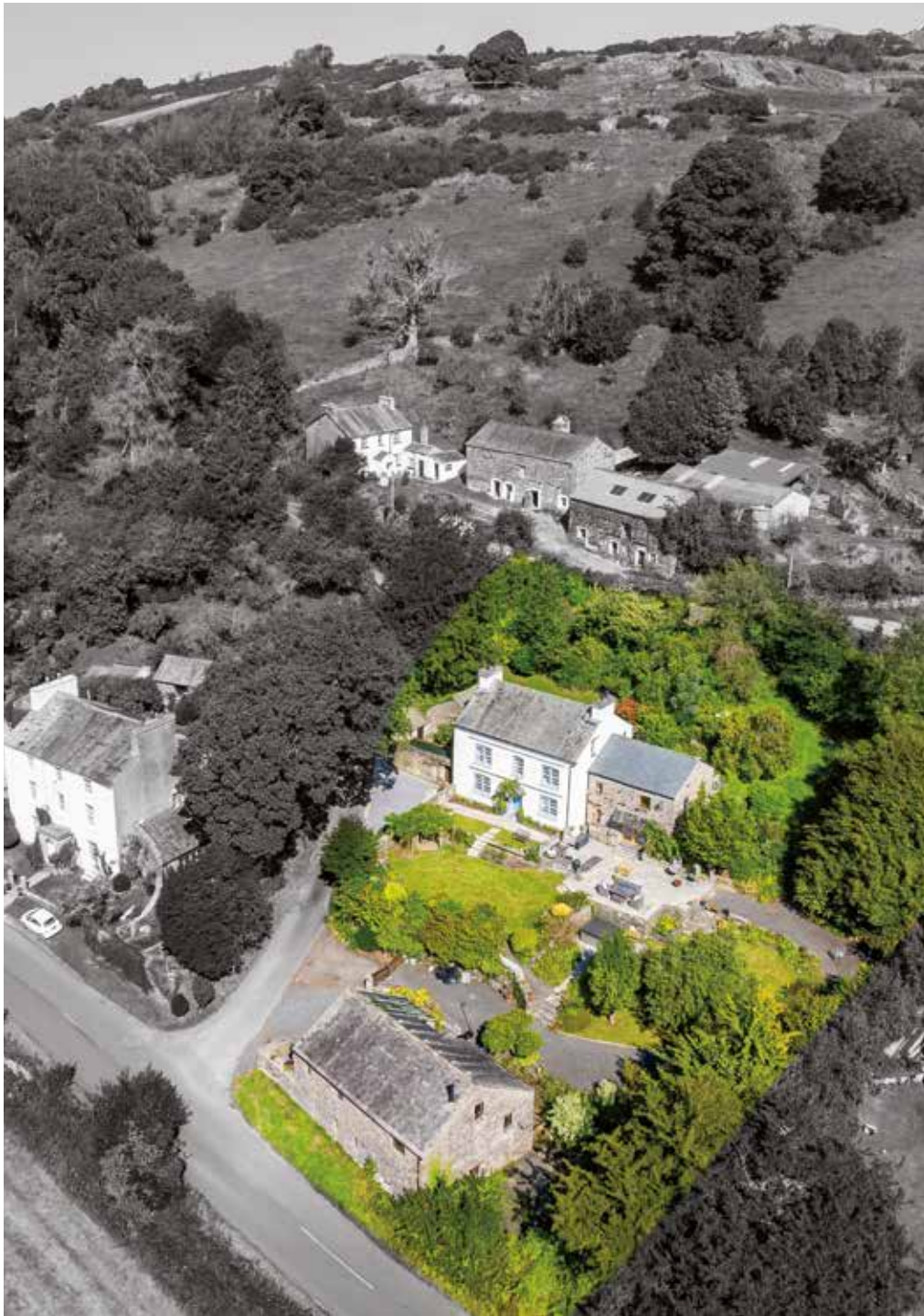
The detached barn was converted around 2000 and on the ground floor offers garaging (although it’s currently set up as a home gym) and a workshop. Use of the first floor is up to you – a big dramatic single space that is full of character and totally versatile. It has generous window provision, a ceiling open to the apex with trusses and purlins on show, solid pine floorboards and a wood burner. Excellent as a workspace, as a yoga or exercise studio, as a home cinema or media space, for band practice, indoor play or for grown up parties, this is truly a wonderful asset for any family home. A small section is subdivided as a potting shed/garden room, a bright space with additional roof lights. There is lapsed planning permission for conversion into a three-bedroom house.

Living in the country will inevitably mean your family and friends will arrive by car and there’s ample space with parking in front of the barn and by the side of the house. Open the gate by the side of the barn, and there’s additional provision. There is outside lighting, power and water.



“ The house is southwest facing so we enjoy sunshine across the front of the house from early morning until late. We can eat outside on the terrace for breakfast, lunch and dinner and try to do so whenever possible. If it gets too hot, we retreat to the pergola and take shade under the wisteria and honeysuckle or to the back terrace by our bedroom.

The Bothy is a really special place, it’s lovely to be able to share it – there have even been marriage proposals there! It was originally the kitchen; we converted it and have found it lets well on AirBnB. It’s classed as an annexe as there are no cooking facilities, guests bring a posh picnic or takeaway and we sort the pots for them. We’ve enjoyed the interaction with our guests and it brings in another income.



Ormandy House

Approximate Gross Internal Area: 359.68 sq m / 3878.70 sq ft

The Barn : 103.88 sq m / 1119.68 sq ft

Garage : 42.52 sq m / 455.52 sq ft

The Booby : 28.47 sq m / 306.48 sq ft

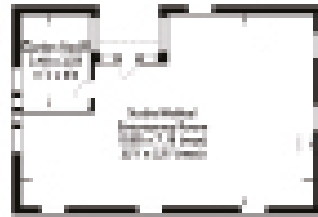
Total : 536.47 sq m / 5774.51 sq ft



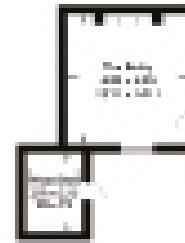
The Barn



The Barn Ground Floor

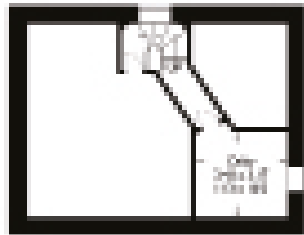


The Barn First Floor



Outbuilding

Restricted Head Height



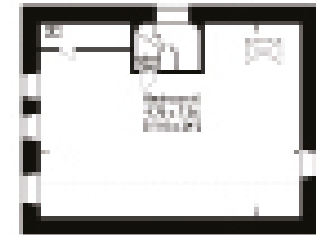
Lower Ground Floor



Ground Floor

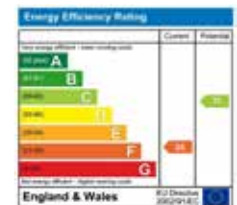


First Floor



Second 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 23.09.2024



FURTHER INFORMATION

On the road

Bowness on Windermere	6.1 miles
Kendal (via Levens)	10.8 miles
Cartmel	12.6 miles
Lancaster	25.1 miles
Manchester	77.8 miles

Transport links

M6 J36	10.2 miles
Oxenholme (railway station)	11.4 miles
Manchester airport	85 miles
Liverpool airport	90.6 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

Ultrafast speeds potentially available from B4RN of 1000 Mbps download and for uploading 1000 Mbps. B4RN (Broadband for the Rural North) www.B4RN.org.uk.

Mobile

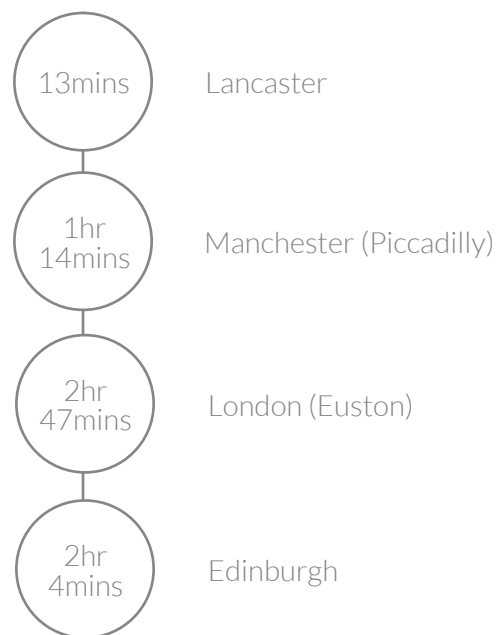
Indoor: EE reported as providing 'likely' Voice and Data services. Three and Vodaphone reported as providing 'limited' Voice and Data services. O2 reported as providing a 'likely' Voice service but a 'limited' Data service.

Outdoor: EE, Three, O2 and Vodaphone reported providing 'likely' Voice and Data services.

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.



Local Authority

Westmorland and Furness Council

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

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Windermere School (Independent)

Further Education

Lancaster University

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

Lancaster and Morecambe College

Kendal College

Directions

what3words.tributes.ends.prepare

Use Sat Nav LA8 8BP with reference to the directions below: Leaving the M6 at Junction 36, take the A590 towards the Lake District. Leave the dual carriageway at the first exit on the left signposted Barrow/Milnthorpe and proceed down the slip-road to the roundabout, take the first exit onto the A590. Proceed and as the road becomes a dual carriageway turn right signposted A5074 Bowness, Windermere. Passing the Gilpin Bridge Inn, turn left to stay on the A5074. Continue along the Lyth Valley road and as the A5074 bears sharply round to the left, turn right onto Totter Bank (a black and white signpost directs you to Crosthwaite, Kendal) and proceed into the village. You'll pass The Punch Bowl Inn on the right, Ormandy House is the third property on the left, set back off the road. Please park in front of the roadside barn. There is a short cut off the Lyth Valley road, but for your first viewing, we recommend the route above.

Local leisure activities

Included within the vast array of local attractions there are many National Trust locations to visit, including Beatrix Potter's house Hill Top, Townend, Wray Castle, the steam yacht Gondola on Coniston Water and the Claife Viewing Station on the shores of Lake Windermere.

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

Blackwell, the Arts & Crafts house, Bowness on Windermere

Jetty Museum, Windermere

Theatre - The Old Laundry, Bowness on Windermere and The Brewery, Kendal

Cinema - The Brewery, Kendal and Zeffirellis and Fellinis, both in Ambleside

Cartmel Racecourse, a small national hunt racecourse in Cartmel with nine race days a year

Sport and recreation

Crosthwaite & Lyth Tennis Club

Crosthwaite Crown Green Bowls Club

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

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

Places to eat

If you're new to the area this is just a small selection to get you started, the area is a paradise for food lovers

Informal dining, cafes and pubs

The Punch Bowl, Crosthwaite (within easy strolling distance)

The Black Labrador, Underbarrow and The Hare and Hounds Inn,

Bowland Bridge (both within walking distance)

More? The Artisan Bakery, Staveley Mill Yard

The Brown Horse, Winster

Hare & Hounds and Levens Kitchen, both at Levens

The Derby Arms, Witherslack

The Strickland Arms and Low Sizergh Barn Farm Shop Café, both

at 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

The Old Stamp House Restaurant, Ambleside

Great walks nearby

You'll have no trouble finding a good walk locally with a network of lanes, bridle paths and footpaths all linking up to provide a wide variety of routes including Whitbarrow Scar, The Helm and Hubbersty Head ('a great hill for sledging'), all favourites of the owners. Involving a drive, but well worth it, there are Wainwright's 214 Lakeland fells and Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands and in the Arnside and Silverdale AONB.

Services

Mains electricity and water. LPG central heating to the house from a Worcester boiler located in a cupboard in Bedroom 6. Private drainage to a tank shared with the property next door and located within the garden of Ormandy House.

Guide price £1,500,000

Council Tax band G

Tenure
Freehold

Included in the sale

Clearview stoves (two in the house, one in The Bothy and one in the barn), fitted carpets, window seat cushions, curtain poles, blinds, light fittings and domestic appliances as follows: larder fridge, Bosch dishwasher, Miele washing machine and Bosch tumble dryer. Available by way of further negotiation are the curtains, Lacanche gas range, hot tub and the fridges in the outdoor kitchen.



FINE & COUNTRY

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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Windermere on



Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

