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Colthouse | Ambleside | Cumbria

Croft Foot



“A Distinguished Victorian Lakeland House with Far-Reaching Views”

The Property

Croft Foot is a substantial and deeply characterful Victorian house, occupying a wonderfully private position at Colthouse, close to Hawkshead and set within over half an acre of gardens and grounds.

Built in 1852 as a gentleman's farmhouse, the house is constructed in high-quality locally quarried watershot stone beneath a traditional slate roof, with symmetrical wings, steep rooflines and a wealth of original detail that gives the property a particularly strong Lakeland identity.

The approach immediately establishes the individuality of the house, with distinctive entrance gate opening to an extensive parking area before the handsome stone elevations come into view. Mature planting softens the architecture, while the grounds create a strong sense of privacy and enclosure, with impressive, pillared gateposts to pedestrian entrance.

Internally, the accommodation retains an authenticity that is increasingly difficult to find. Large Brathay flagstones, breathable lime plaster and traditional joinery have been preserved, while work undertaken over recent decades has been carried out by highly skilled local builders and craftspeople. The result is a house that feels evolved rather than remodelled, with its original materials and proportions continuing to shape the interior.

The principal reception rooms are arranged across the ground floor, and each has its own character. The lounge is a generous, well-proportioned space, centred around a substantial fireplace and illuminated by traditional sash windows. The adjoining sitting room is more intimate, with fitted bookshelves and a wood-burning stove creating a warm and settled atmosphere.



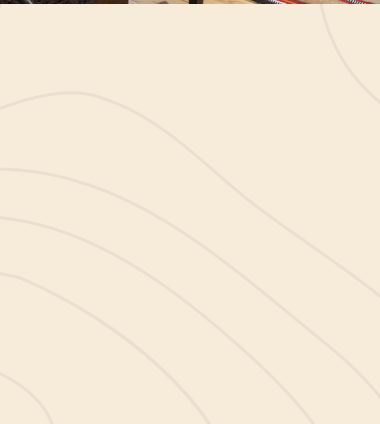
The dining room continues the period character, with excellent proportions an ample space for a substantial dining table and a sitting area around a large open fireplace within which the historic cooking arrangement survives. Its position adjacent to the kitchen makes it especially practical for both everyday use and entertaining.

The kitchen is one of the most distinctive rooms in the house. Traditional cabinetry sits alongside substantial flagstone flooring and an AGA cooker with the original fireplace opening, of particular note is the original 'backstone', formerly used for cooking oatcakes and described by the vendor as the only intact example remaining within a Lake District house. Cabinet-made fitted shelves around double sink and dishwasher beneath a locally crafted Kirkstone sea-green slate work surface, add useful storage while remaining entirely in keeping with the character of the room.

The ground floor also includes a practical arrangement of ancillary spaces including a utility room, cloakroom and larder/wine store.

A staircase rises through the centre of the house to the first floor, where the bedroom accommodation is arranged around a generous landing. The principal bedroom is particularly attractive, with elegant proportions, a period fireplace and a calm outlook over the surrounding countryside. Further bedrooms are similarly well proportioned, with deep sash windows, while fitted cupboards built by a local joiner provide useful storage without detracting from the character of the rooms.





Two bathrooms serve this floor, one ensuite, with the arrangement offering flexibility for both family and guest accommodation.

The mezzanine floor includes a dedicated study. Extensive glazing wraps around much of the room, drawing in natural light and framing a more informal outlook over the garden, while its position away from the principal living spaces makes it particularly well suited as a quiet workspace. Adjacent to it is a further cloakroom and WC

The second floor adds further bedroom accommodation beneath the roofline, where dormer and gabled windows add architectural interest and frame glimpses across the surrounding landscape. There is also a further bathroom. These rooms offer considerable flexibility, whether used as additional bedrooms, guest accommodation, creative spaces or a more private work area.

Croft Foot also has a notable cultural history. The property forms part of the historic Quaker landscape around Colthouse, while the neighbouring National Trust house is associated with William Wordsworth's time at Hawkshead Grammar School. During the 1940s and 1950s, Croft Foot was home to the influential British textile designer Alastair Morton.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

LA22 0JS

Band G

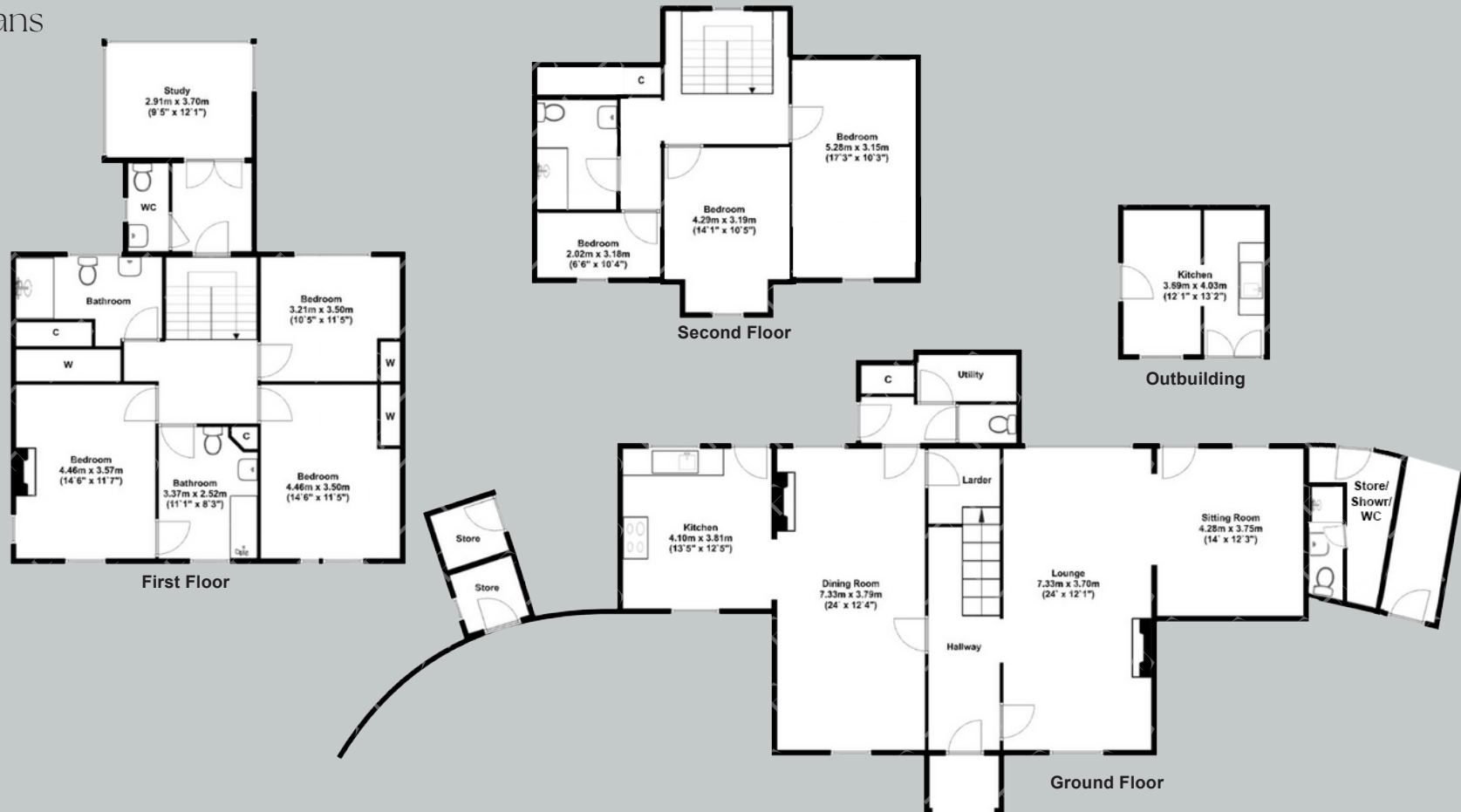
Rating E

Freehold

Services

Oil central heating. Mains electricity, water and drainage.

Floor Plans



Total area: approx. 281 sq. metres (3025 sq. feet)

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Viewings Strictly by Appointment



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