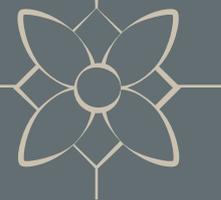
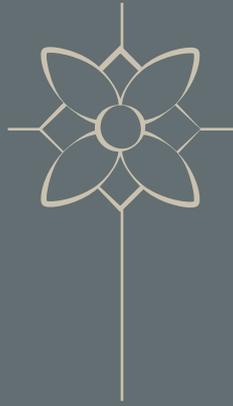
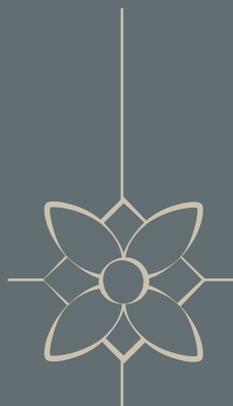


DUNELM CROFT  
LAKESIDE





Head to the western shores  
of Lake Windermere for a  
taste of peace and quiet,  
in the bountiful gardens of  
Dunelm Croft.



“I used to run up the lane and past this house. The thing that always captivated me was the gardens, filled with 20ft tall rhododendrons.”





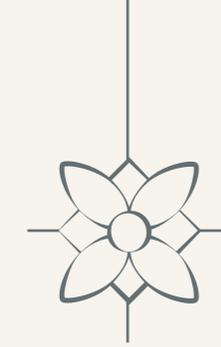
## TRULY IDYLLIC

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Not far from Newby Bridge, follow the Lakeside road and pull up along the lengthy driveway, as it curves beguilingly to one side before the mature trees reveal the mystery prize for your endeavours: handsome Dunelm Croft, an Edwardian masterpiece, tucked away within 1.5 acres of established and exotic gardens.

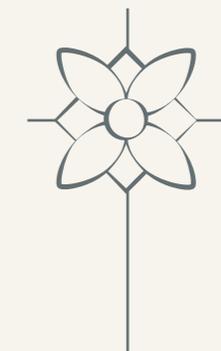
Park up in the double garage, where there is additional space for storage and a handy workshop above, which would be ideal for use as a hobby room. There is plenty of parking on the driveway too.

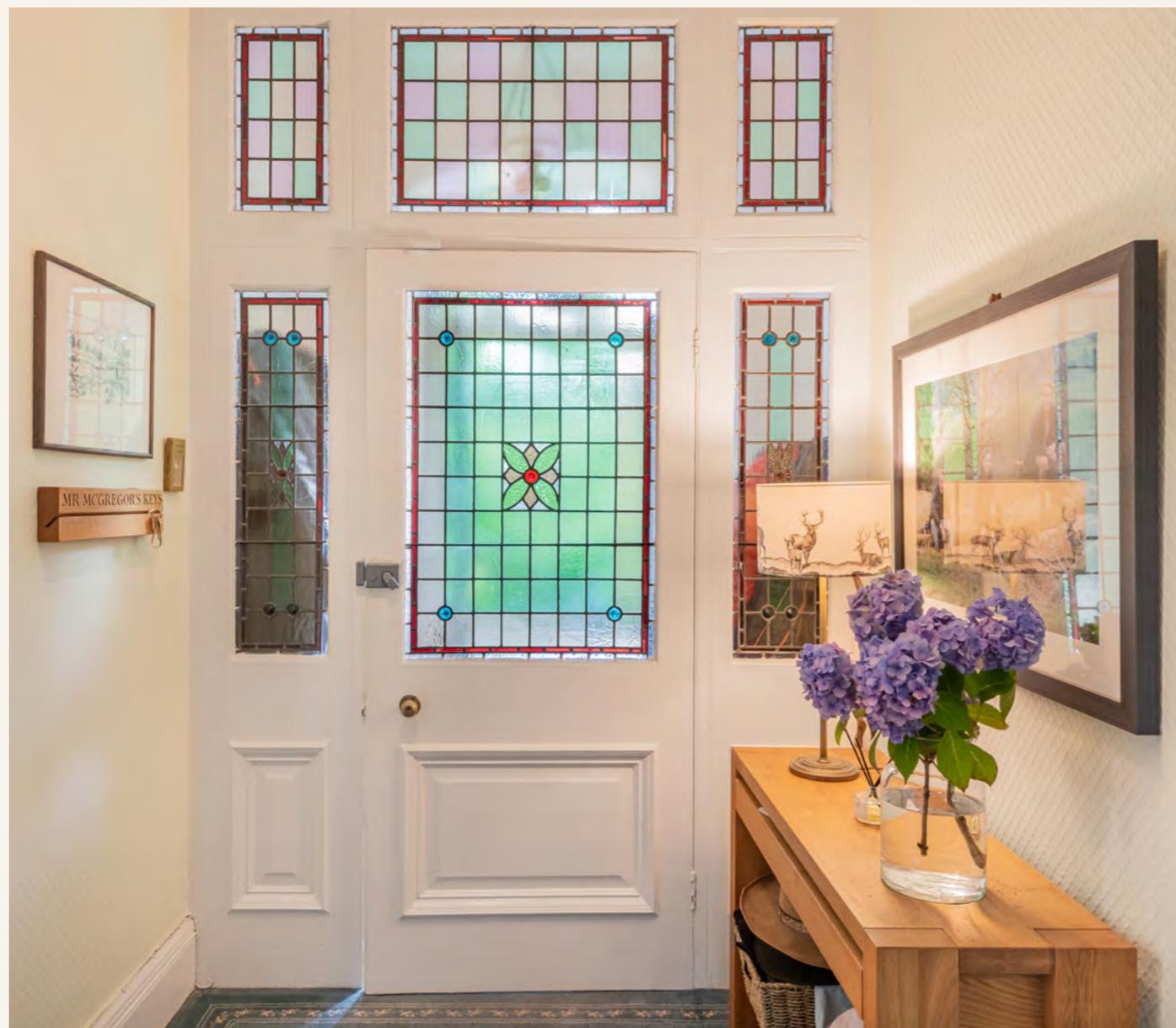
Largely unchanged in the last century, Dunelm Croft exudes rustic charm, retaining much of its original cornicing, plasterwork and flooring. Ideal for those looking to put their own stamp upon its ancient walls; planning is in place for a substantial single storey extension, with plans also drawn up for a swimming pool addition. Whether you desire to bring Dunelm Croft into the 21st century or preserve it in its antique splendour, there is so much scope.



## STEEPED IN HISTORY

Built in 1903, Dunelm Croft emanates Edwardian grandeur before you even set foot inside, its traditional Lakeland stone walls wrapped in fragrant vines of wisteria and its traditional, tall windows entreating light indoors.



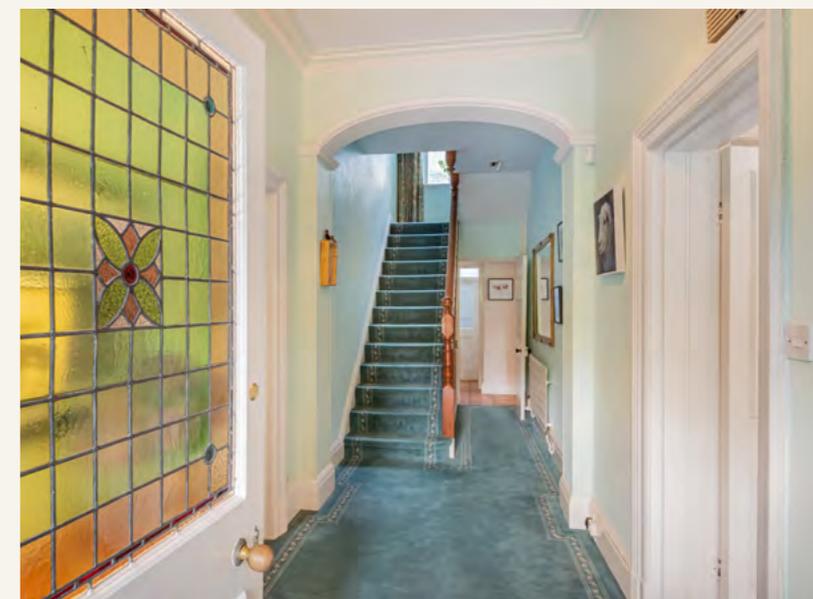


“It feels like a good solid family home.”

Make your way to the main entrance, where original stained-glass windows embellish the front door, delivering light through into the porch and entrance hall beyond. Note the regal mouldings above the front door, a quirky and intriguing original feature. Ahead, the impressive stairwell ascends. Carpeted and warm, there is a sense of welcome in this wide entrance hall with its high ceilings and original plasterwork.

Fitted with period doors throughout, open the door immediately on the right, emerging into a light, bright and bountiful entertaining space. Currently serving as a games room, this grand space with its high ceilings, period coving and tall windows, was once a formal dining room.

Arches to either side of the chimney breast, within which an open fireplace is housed, capture the heritage feel of the home, whilst French doors draw the outdoors in.



“We have had all our family Christmases here. With the open fire, when it snows, it’s just magical.”

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Across the way in the sitting room, a bay window frames garden views. Original plasterwork embellishes the ceiling for a formal feel, balanced by the comfortable sofas and flickering fire set within the open hearth. Read a book and glance up at the abundance of wildlife scampering about the front lawn and flitting between the trees. A glazed door leads into a conservatory extension, currently serving as a dining room. Leafy boughs wave overhead, with rolling views over the garden. An exposed stone wall adds further character and helps to create a home in harmony with its surroundings. Slip outside from the conservatory and take a dip in the private hot tub to the rear. Where better to begin the day?





## SPACE TO CREATE

Returning to the hallway, make your way ahead, past the staircase to the rear of the home, slipping through the door on the right to discover the homely office. Ideally sized, high ceilings create a sense of airiness and light, with views down over the garden. A sealed off fireplace could be opened up to add a log-burning stove into the original chimney breast. Served by excellent high speed fiberoptic broadband, working from home is a breeze. A cosy and quiet room, it could also serve as a library or snug lounge.

Under the existing plans, this room could also function as a bedroom with ensuite bathroom. There is also the scope to add French doors to open out to a garden terrace.

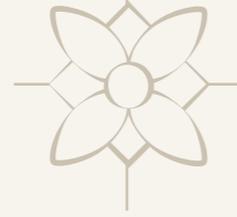
The planned, single story, glass, timber and Lakeland stone L-shaped extension, designed with a chalet-feel would replace the existing conservatory extension and add even more space to this sumptuous home, providing a new contemporary front-facing kitchen-family area.

Currently, Dunelm Croft's kitchen is located across the way from the office. Traditional quarry tiling adds earthy warmth underfoot in harmony with the country-feel kitchen, with solid wood units and a substantially sized burgundy Aga – ideal for serving up a sumptuous Sunday roast for the family. With plumbing for a dishwasher and room for a large, freestanding American style fridge-freezer, the enormous walk-in pantry is the epitome of traditional country kitchen practicality. Enjoy its old school charm or

pave the way for modernity following the existing plans...the choice is yours.

Turning left out of the kitchen, a rear lobby provides access to a utility room and WC with access out through the back door – a convenient every day entrance when returning from muddy walks in the locale.





## STEP UPSTAIRS

Returning to the entrance hall, take the carpeted staircase up, pausing at the half landing to admire the view from the tall window, before ultimately emerging on the broad and bright first-floor landing. Turning left, discover bedroom two, the first of four well-proportioned bedrooms. Above, the high ceiling is embellished with traditional cornicing, and built-in windows provide storage. Light streams in through the window, framing views out over the garden.



Next door, the master bedroom is serenaded in sunlight courtesy of the array of windows to the front and side. Settle onto the window seat within the bay and enjoy your morning coffee watching the wildlife wing its way from tree to tree. Owls, bats and birds all consider the trees and woodland beyond to be their home. Original flooring is covered in stone coloured carpet for a cosy feel.

Authentic wooden floor also extends in the bathroom, next door to the master bedroom. A vanity unit set beneath the wash basin offers storage for shampoos and lotions, with a WC, bidet and bath at hand for soaking aching muscles after exhilarating walks in the local area.

An ensuite bedroom overlooking the gardens to the front is ideal for guests, providing them with their own privacy and views from the window of the woods. Built-in wardrobes are handy for storage, with a shower, WC and wash basin in the ensuite.



# SWEET DREAMS



Returning to the landing, glance up, where an attic above is included in plans for a second story master suite addition with dressing room, should you desire an extra level of living at Dunelm Croft. A second first level bathroom, tiled traditionally in salmon tones to the lower walls and around the bath also serves this level, providing a generous ratio of three bathrooms in total to four bedrooms.



“In the Lakes you have the contrast of seasons that you perhaps don’t notice in other places.”

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Outside, 1.5 acres of gardens wrap around Dunelm Croft, creating a magical haven, sequestered from the outside world. Explore the different garden rooms, creating their own pockets of privacy amidst the established and impressive planting. Specimens of rhododendron, azalea and more are individually labelled to create a botanist’s Eden. Low maintenance and lush, simply mow the three areas of lawn and admire nature at its finest. Relax in the private hot tub or carry out the plans for the addition of a swimming pool. There is so much scope to develop these verdant and private grounds. From the summer house, catch glimpses of Lake Windermere, and across to Gummer’s How. Enjoy a game of croquet on the lower lawn, stroll amidst the wildflowers to the rear, serenaded by the peaceful chorus of the birds. The magnolia in the front lawn is a stunning sight in full flower.







## OUT & ABOUT

Located on the peaceful westerly side of Lake Windermere, enjoy all the trappings of lakeside living, in a calmer fashion.

Only 20 minutes' drive from the M6, as a second home Dunelm Croft is conveniently accessible – take the train from London Euston at 5pm on a Friday and it is feasible to be sipping a drink in the Masons Arms at Strawberry Bank by 8pm.

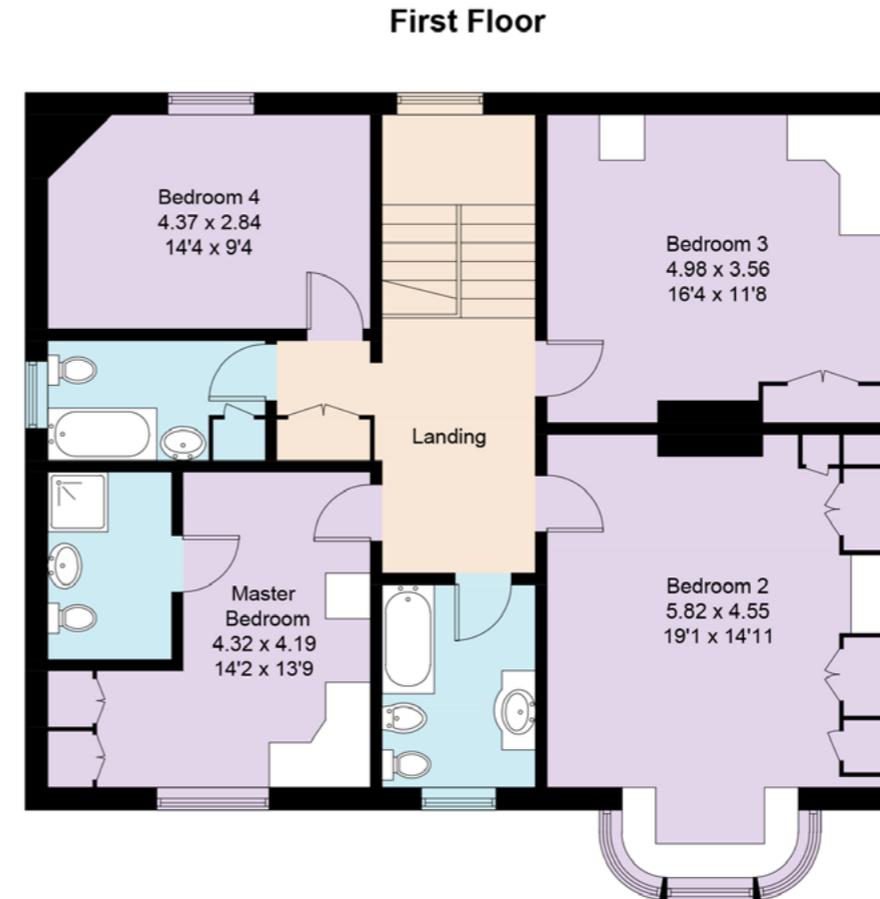
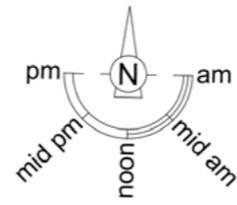
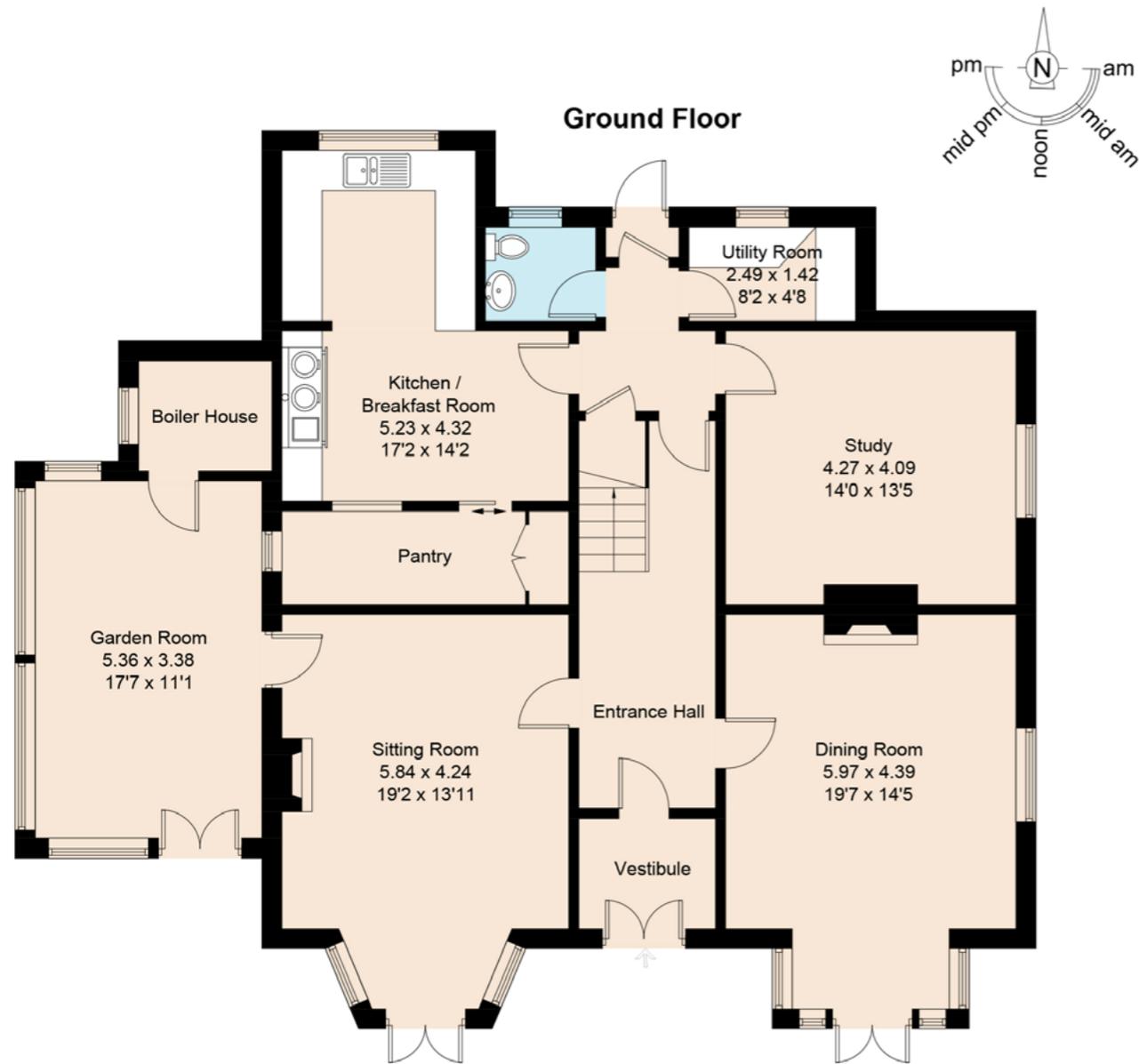
Discover the more hidden Lakeland walks; High Dam at Finsthwaite is on the doorstep, a fantastic daily dog walk or morning run. Its warm waters make it a popular swimming spot in the summer months for those with experience of open water swimming. Stott Park Bobbin Mill, the last remaining bobbin mill in the Lake District is close by, brimming with history in its family focused demonstrations and gift shop.

So accessible, enjoy days out in nearby Hawkshead, shopping trips to Ambleside or ferry rides to Bowness from nearby Lakeside, whose aquarium is a sure hit with children and adults alike.

Enjoy a drink by the shores of Lake Windermere at the nearby Lakeside Hotel, or walk a little further into Newby Bridge and have lunch at The Swan. Newby Bridge Services is close by for the essentials, whilst Ulverston's well-stocked Booths is only around 12 minutes' drive away.

A magical, peaceful oasis in the countryside, Dunelm Croft is a home hidden away from the crowds, where nature dictates the pace of life. How will you make your mark on this incredible Edwardian home?

# FINER DETAILS



Approximate Gross Internal Area  
 Ground Floor = 145 sq m / 1561 sq ft  
 First Floor = 102.4 sq m / 1102 sq ft  
 Total = 247.4 sq m / 2663 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID794719)

- Built in 1904
- 4 bedrooms
- Hardwood floors
- The house needs modernisation
- Detached double garage
- Wrap-around garden

### Services:

- Mains water and electricity
- Oil-fired central heating
- Private drainage
- CCTV and alarm system

### Grounds and Gardens:

- Approximately 1.5 acres
- All deer-fenced
- No TPOs
- Hot tub
- Pond

### Extension and Planning:

- The house comes with planning permission for a large wrap-around extension, as well as extending into the loft, and putting in a tennis court

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 56   D    |
| 39-54 | E             |         |           |
| 21-38 | F             | 30   F  |           |
| 1-20  | G             |         |           |



Head north-west on the A590 for 3 miles and use the left lane to take the A590 slip road to Barrow/Milnthorpe/A6. At the roundabout, take the 1st exit onto A590 and continue for 6 miles until you reach a roundabout. Here, take the 2nd exit onto the Lindale Bypass/A590. Continue to follow the road to Newby Bridge, taking the 1st exit at the roundabout to stay on the A590. In a further quarter of a mile, turn right over the bridge towards the Swan Hotel, bearing left as the bridge ends. Travel a mile down this road and take a slight right, and Rose Cottage will be on the left as you enter the village.

Dunelm Croft, Lakeside, Ulverston, LA12 8AU

 **WHAT3WORDS** : [special.swoop.roadblock](https://www.what3words.com/special/swoop/roadblock)



SCAN ME  
TO BOOK A  
VIEWING

ASHDOWN JONES  
THE LAKE DISTRICT

To view Dunelm Croft | Call: 015394 88811 | Email: [team@ashdownjones.co.uk](mailto:team@ashdownjones.co.uk)