



 Orrest Head House & Cottage







# Orrest Head House & Cottage

Kendal Road, Windermere, Cumbria, LA23 1JG

Orrest Head House, built in 1672 is a grade II listed, refurbished farmhouse. Now an established successful 5 star, 5 bedrooomed holiday-let, sleeping up to 12 guests, the property is rated in the top few percent of cottages in the country earning the Cottages.com 'Guests Choice Award' over numerous years.

The attached barn has planning in progress to create extra accommodation increasing the capacity to 20.

Orrest Head House shares exclusive grounds with Orrest Head Cottage a more modern detached 3 bedrooomed house also a holiday-let.

Both properties are situated in private, gated grounds, within approximately 3 acres of mature gardens, surrounded by Lakeland stone walls, with parking for over 20 cars.

Orrest Head Cottage on first glance is an unassuming property, however it is very much the bonus of this sale.

It has the extremely rare benefit of full knock-down and rebuild planning permission, allowing its new owners to create a luxurious and substantial 4 bedrooomed contemporary residence.

Designed by renowned local architectural firm Haigh Architects and approved by the National Park Authority. The detailed approved plans take full advantage of the breath-taking views and there are no local occupancy conditions.

Held on two titles this unique sale offers a fabulous traditional house and excellent development potential for "The Cottage" all set in approximately 3 acres of grounds and gardens.

## Quick Overview

Orrest Head House a Grade II listed detached 5 bedrooomed (all ensuite) property with 4 reception rooms

Orrest Head Cottage a 3 bedrooomed detached cottage with lake views and planning permission

Established 5 star holiday let-business

Private, rural setting, yet a moments walk from Windermere Village

Approximately 3 acres of mature gardens and outbuildings

Views of Lake Windermere and the surrounding fells

Direct access to one of the best short walks in the Lake District

Close to amenities and school

Parking for 20 plus cars

\*Superfast broadband speed of 74Mbps









# A warm welcome

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Whatever the time of year Orrest Head House offers a warm welcome.

The walk to the summit of Orrest Head one of the great short walks in the Lake District starts on your door step. The view from the top is so stunning it changed the life of Alfred Wainwright the famous author of Lake District guide books.

He wrote in his autobiographical Ex-Fellwanderer:

**“...quite suddenly, we emerged from the trees and were on a bare headland, and, as though a curtain had dramatically been torn aside, beheld a truly magnificent view. ...”**



# Orrest Head House

The main house features a modern kitchen and dining area with all the appliances you would expect, adjacent is a TV snug. In addition there is a formal dining room seating 18 guests.

The lounge with huge Chesterfield sofas also seats 18 people. It's tartan carpet and wood burner create a relaxed and opulent room. All windows have original shutters, there are patio doors leading onto the sun terrace. A great feature of this property is Josiah Brown's bar. Your own cosy pub warmed by a wood burning stove..

Upstairs there are 5 large bedrooms all individually styled with en suites including 2 with in-bedroom baths overlooking the garden.



## Specifications

### Sitting Room

22' 9" x 14' 7 max" (6.93m x 4.44m)

### Dining Room

14' 11 max" x 14' 3" (4.55m x 4.34m)

### Breakfast Kitchen

21' 1 x 17' 5 max" (6.43m x 5.31m)

### Snug

19' 3 max" x 8' 5" (5.87m x 2.57m)

### Bar

12' 4" x 12' 1" (3.76m x 3.68m)

### Bedroom 1

23' 7 max" x 14' 4 max inc en-suite"  
(7.19m x 4.37m)

### Bedroom 2

12' 10" x 12' 8 plus en-suite" (3.91m x 3.86m)

### Bedroom 3

13' 10" x 12' 4 plus en-suite" (4.22m x 3.76m)

### Bedroom 4

18' 4" x 12' 0 inc en-suite" (5.59m x 3.66m)

### Bedroom 5

18' 4" x 12' 10 inc en-suite" (5.59m x 3.91m)

### Workshop/Storage

24' 5" x 14' 1" (7.44m x 4.29m)

















# Packed with history

The main part of Orrest Head House was built in 1672, however the barn is believed to have been built earlier and was one of the first houses in Applethwaite, as Windermere was known before it was renamed when the railway arrived in the 1850's.

Once the home of renowned local philanthropist Josiah Brown the house is packed with historic charm.

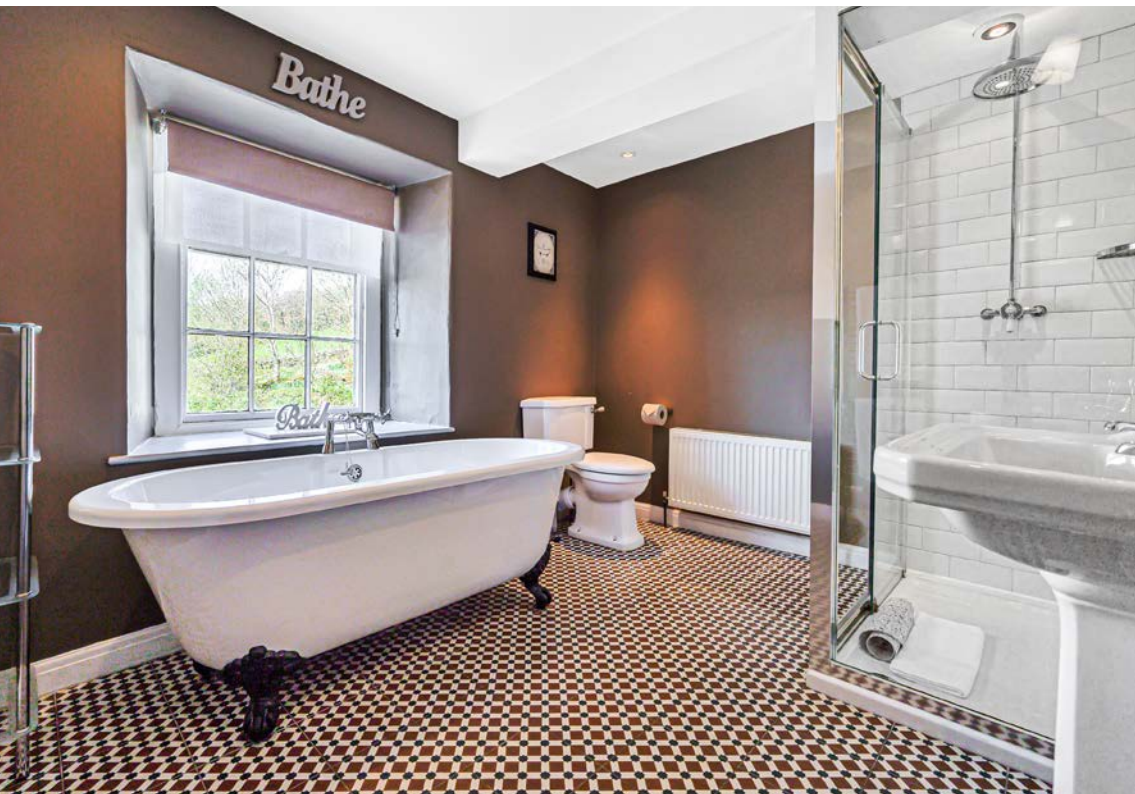
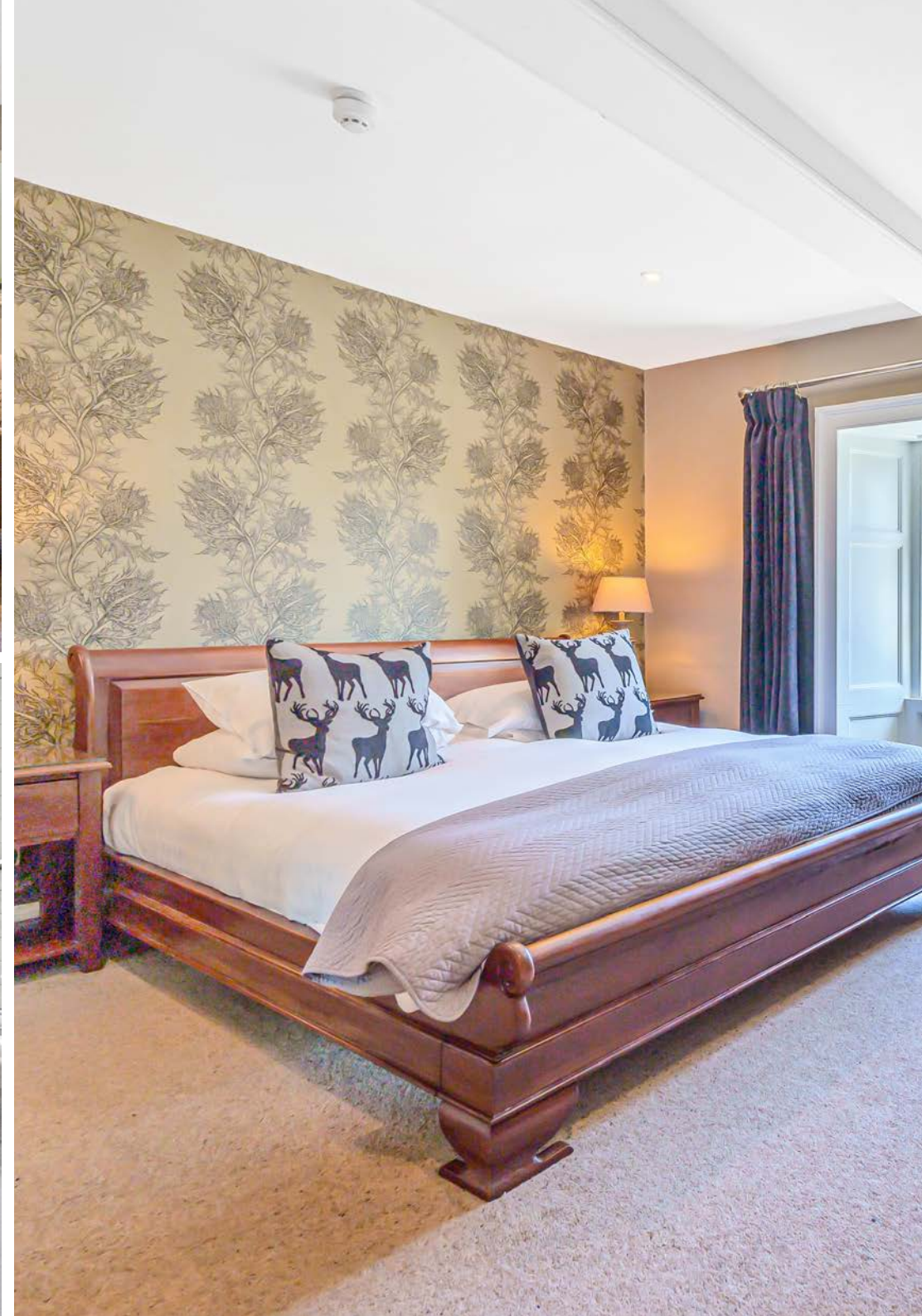
The new owners will have the opportunity to add their chapter to the story of Orrest Head House.

















# A business and more.

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Orrest Head House is a successful established holiday-let catering for large parties and family gatherings, with an annual turnover in excess of £140K.

The new build to the rear would provide amazing owner's accommodation. Alternatively you could choose to rent the new build and live in your own piece of Lake District history.

Or perhaps create the ultimate multi-generation estate.

Orrest Head House also benefits from an attached barn which is undeveloped and currently used as a storage area.

The sweeping gravel drive leads to a large parking area (easily 20 cars). The rear of the properties has direct access on the path to the Orrest Head walk.

A raised terrace runs along the front of the property with a barbecue and seating area where you can enjoy the lawned garden surrounded by mature trees in complete privacy.

Even though the houses are in such a rural location, they are a couple of minutes stroll into Windermere Village, with all the restaurants, bars you'd expect and of course Booths supermarket.















# Orrest Head Cottage

## Specifications

### Living Room

15' 10" x 12' 7" (4.83m x 3.84m)

### Dining Kitchen

15' 8" x 9' 1" (4.78m x 2.77m)

### Bedroom 1

15' 10" x 12' 2 max"  
(4.83m x 3.71m)

### Bedroom 2

15' 9" x 9' 3" (4.8m x 2.82m)

### Bedroom 3

10' 10" x 6' 7" (3.3m x 2.01m)



Orrest Head Cottage (formally known as Orrest Head Court) is the detached house located in the grounds of Orrest Head House. The house is surrounded by National Trust fields and looks out over a delightful vegetable garden (currently leased by the owner from the National Trust) to Lake Windermere beyond.

The property comprises of: living room, downstairs shower room, kitchen, 3 bedrooms and a bathroom. With spectacular views of the fells and Lake Windermere from the living room and bedroom 1.





# A world of possibility

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Planning permission is in place to demolish Orrest Head Cottage and build your very own 'Grand Design'

The current permission is for a 350sqm contemporary property fusing traditional Lake District styling and Scandi' hygge to create an outstanding National Park home.

Featuring an open plan lounge/dining/kitchen with views across Lake Windermere and the Langdales to the West. 3 en-suite bedrooms, large office, utility/plant room, gym, 2 car garage and a separate 'Granny flat' this could be the property of your dreams.

With direct access to one of the greatest short walks in the Lake District yet a moments walk to the heart of Windermere Village.

The tick-list for the perfect property is complete.

To the right buyer this Orrest Head House and Cottage represent the chance to run a substantial holiday-let business with a sustainable income while living in the most incredible designer home.

Could this be the ultimate lifestyle change?





Artist's impressions

Drawings of approved Orrest Head Cottage replacement building



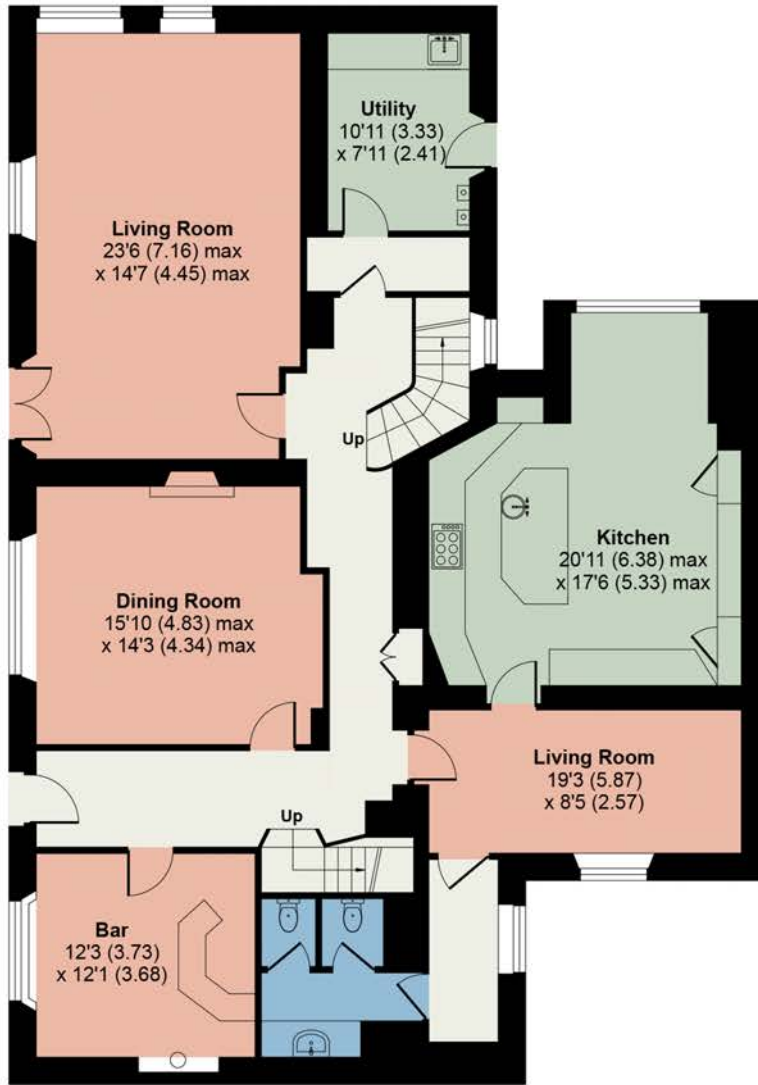




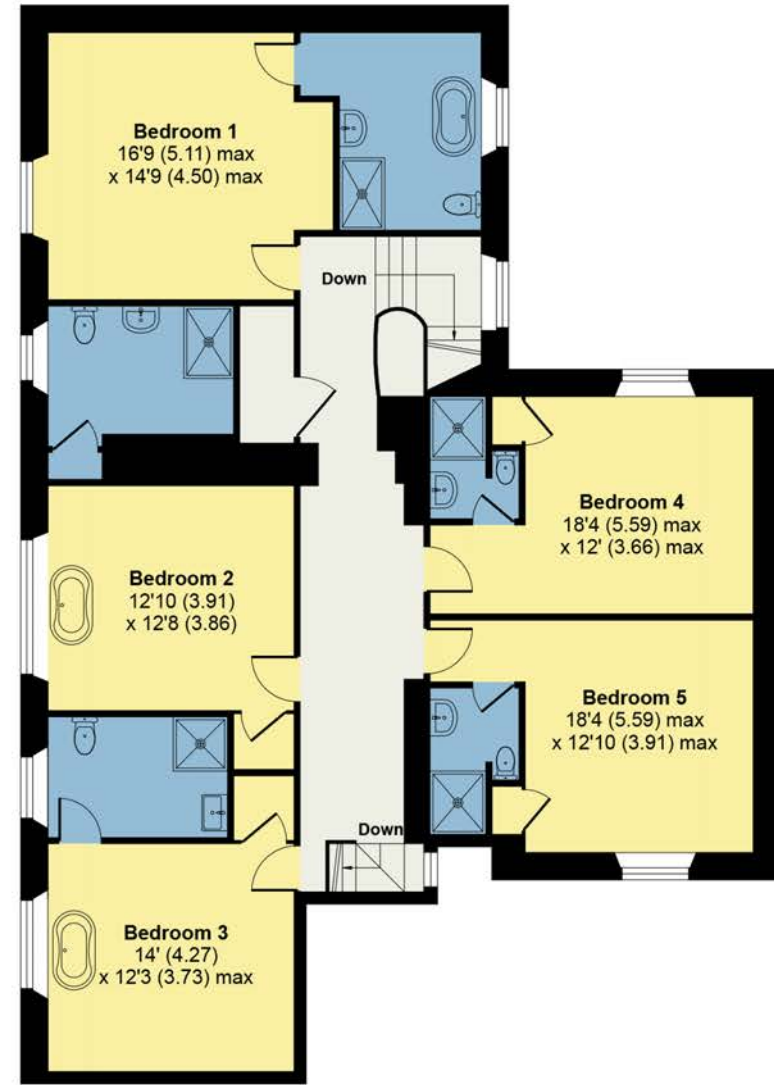
# Orrest Head House, Kendal Road, Windermere, LA23

Approximate Area = 3429 sq ft / 318.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



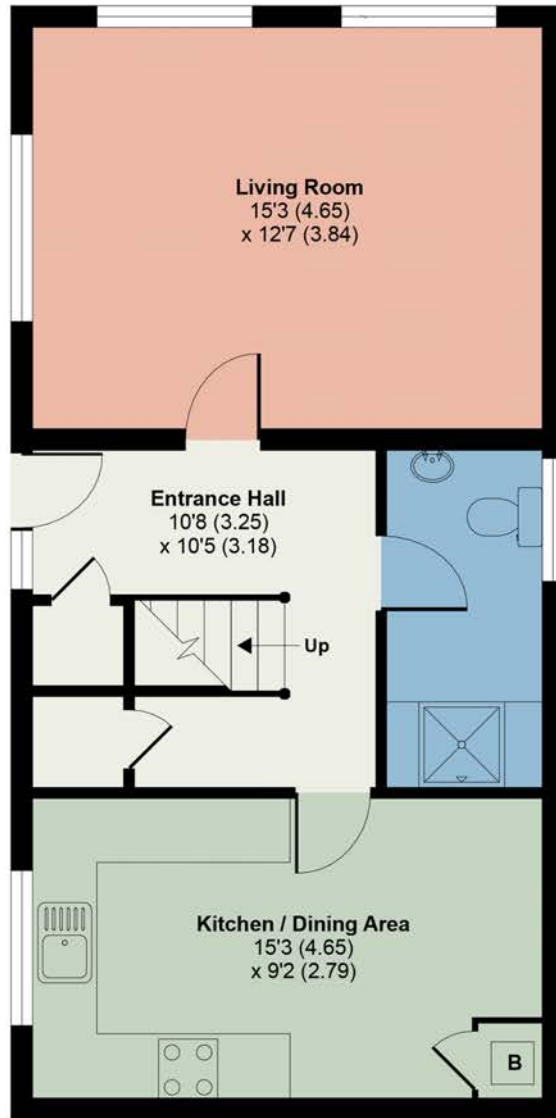




# Orrest Head Cottage, Kendal Road, Windermere, LA23

Approximate Area = 1054 sq ft / 97.9 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 975002









# Outside

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To the front of the house is a large gravelled parking area and raised seating area. The property is surrounded by lawned areas, trees and shrubs allowing for plenty of privacy. Adjoining the cottage grounds is a former vegetable garden with 2 outbuildings which the current owners lease from the National Trust on a nominal rent.

The walk to a local viewpoint Orrest Head via Common Woods is right on your doorstep.

# Directions

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Upon leaving Windermere, turn right on the A591 towards Kendal passing Windermere Hotel on the left hand side. Turn left opposite the turning to Thwaites Lane and onto the private driveway for Orrest Head House and Cottage.

# Important Information

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**Services:**

Mains water and electricity. Gas fired central heating to the radiators. Private drainage to a septic tank.

**Business Rates :**

Westmorland and Furness Council -  
Rateable Value of £14,750 with the amount payable of £7,552 for 2022/23.

**Tenure:**

Freehold. Vacant possession upon completion.

**Energy Performance Certificate:**

Available on our website and also at any of our offices.

**What3Words:**

///nightcap.expel.piglet





## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Windermere office:**

Call us on 015394 44461

windermeresales@hackney-leigh.co.uk

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