



## Near Windermere

£785,000

### The Gatehouse, Holbeck Ghyll, Windermere, Cumbria, LA23 1LU

Enjoying a picturesque rural location surrounded by fields and yet only a short drive away from the villages, a charming detached Lakeland stone lodge cottage offering beautifully presented 3 bedroomed accommodation to a high specification. Good sized gardens, wild flower area, and private off road parking.

Currently used as a luxury holiday let, it is easy to see why guests choose to return to this wonderful property which blends a welcoming cottage feel with contemporary fixtures and fittings whilst maintaining its character. Well equipped breakfast kitchen, good sized lounge with wood burner, 2 bath/shower rooms.

#### Quick Overview

- Superb location midway between Windermere and Ambleside
- Detached Lakeland stone lodge cottage
- Beautifully presented 3 bedrooms, 2 bathrooms
- Successful Holiday Let with Cumbrian Cottages
- Pleasant gardens with large shed
- Walks from the doorstep
- Ideal weekend retreat or permanent home
- No upward chain
- Off road parking
- Superfast Broadband 80Mbps\*



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1



E



Superfast  
Broadband



Off Road  
Parking

Property Reference: AM3968





Lounge



Bedroom 1



Breakfast Kitchen



Bathroom

**Location** Enjoying a quiet, picturesque location surrounded by open fields and mature woodland at Holbeck Ghyll. Gently elevated between Ambleside, Troutbeck and Windermere and enjoying wonderful country walks from the doorstep.

From Windermere take the A591 three miles towards Ambleside past Brockhole Visitors Centre then turn right onto Holbeck Lane immediately after the Langdale Chase Hotel towards Troutbeck. Continue up the lane where The Gatehouse can be found at the entrance driveway to The Holbeck Ghyll Hotel.

**What3Words** ///bookcases.panel.research

**Description** A detached Lakeland stone built gate house with a welcoming country cottage feel and beautifully presented with high quality contemporary fixtures and fittings and stylish décor. The spacious accommodation comprises of dining kitchen, dual aspect lounge, 3 double bedrooms and 2 bath/shower rooms. Set within lovely surroundings the property has a good sized lawn garden, small wild flower area and off road private parking.

Currently a successful luxury holiday let with Cumbrian Cottages ([www.cumbrian-cottages.co.uk](http://www.cumbrian-cottages.co.uk) property ref 123212 ) it is easy to see why it is such a popular choice with holiday makers.

The welcoming entrance hall leads through to the dining kitchen with ample space in which to dine as well as cook. Fitted with a stylish range of wall and base units with glazed display units and polished granite worktops. Integrated Neff appliances include oven, ceramic hob, dishwasher and microwave.

Beyond the kitchen is the heart of this wonderful cottage, the bright dual aspect lounge with views to the garden, and wood burner stove, simply perfect for relaxing with friends and family.

The primary dual aspect double bedroom looks out to the garden and beyond and has an en suite 3 piece shower room which can also be accessed from the main hallway. There are two further double bedrooms (one in use as a twin) a bathroom and useful utility.

The property can be sold as a going concern if desired with the benefit of forward bookings. Furnishings available by separate negotiations.

**Accommodation (with approximate measurements)**

Entrance Hallway



**Dining Kitchen** 16' 2" x 7' 4" (4.95m x 2.24m) Built in storage cupboard.

**Lounge** 18' 8" x 16' 6" (5.69m x 5.03m max)

**Bedroom 1** 12' 3" x 11' (3.73m x 3.35m) Twin built in wardrobes.

**En Suite Shower Room**

**Bedroom 2** 12' 0" x 11' 8" (3.68m x 3.56m) Built in double wardrobe.

**Bedroom 3** 12' 2" x 9' 1" (3.73m x 2.77m)

**Bathroom**

**Utility** Housing the Worcester oil fired boiler. External door to rear garden.

**Outside** Good sized rear lawn garden with hedged borders, mature trees and shrubs. Timber garden shed and log store. Additional wild flower garden/orchard area.

External steps down to cellar with hot water cylinder, light and power points.

Private parking for 2 cars to the front.

Note; The owners of Lowtherwood, and farmer, have a right of access over the driveway to their property..

### Property Information

**Services** Mains electric and water. Oil fired central heating to radiators. Private Klargester drainage system.

Broadband checked on <https://checker.ofcom.org/> 22nd July 2023 - not verified.

**Business Rates** The property has a rateable value of £3,350 with £1,671.65 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available.

**Tenure** Freehold

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office. 015394 32800



Ordnance Map Ref 1119819



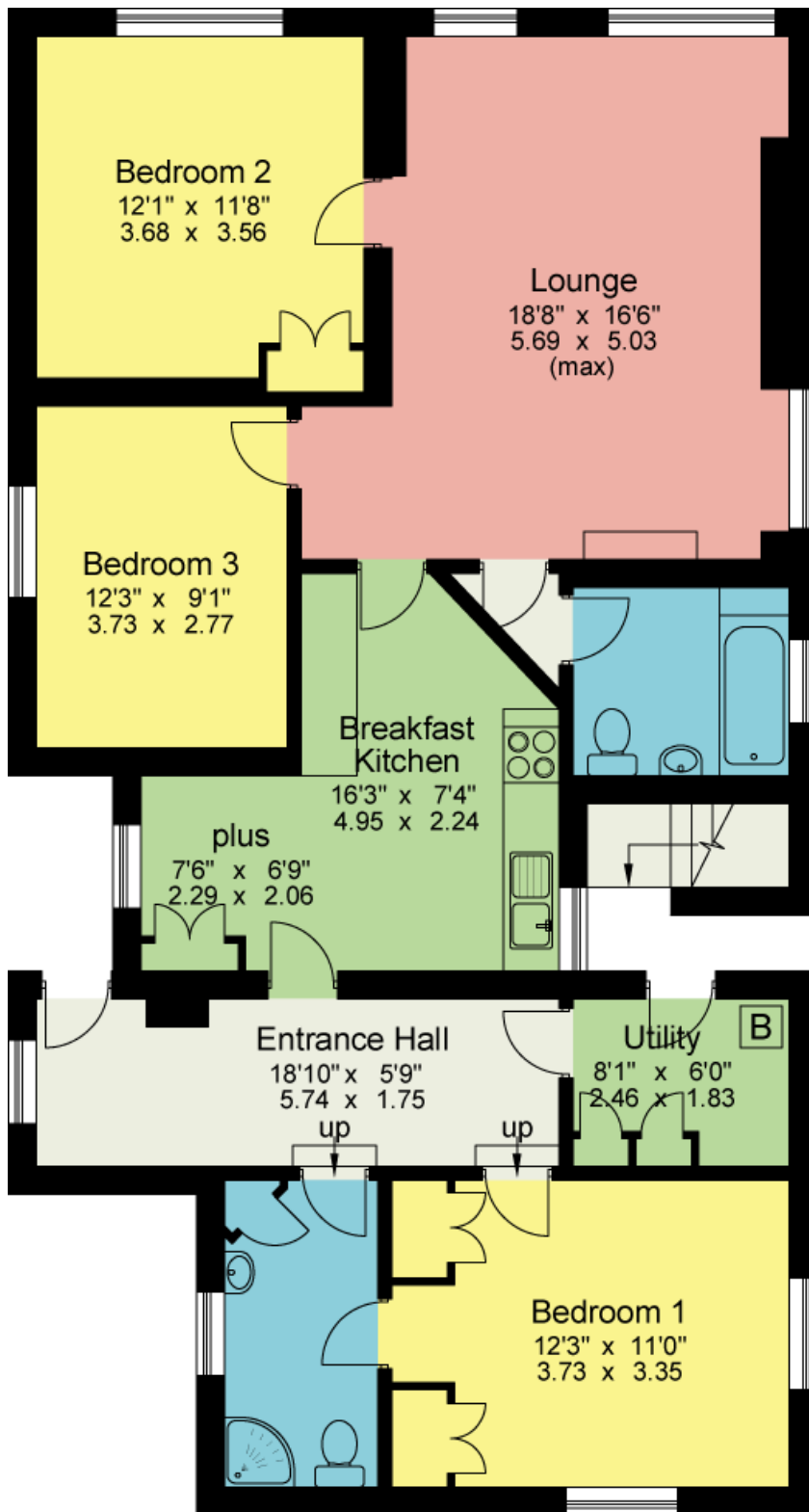
Lounge



Kitchen



Bedroom 2



Approx Gross Floor Area = 1226 Sq. Feet  
(exc. LGF Cellar) = 113.9 Sq. Metres

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/07/2023.

Request a Viewing Online or Call 015394 32800