

Finest

finest.co.uk



Watermead

Old Hall Road | Troutbeck Bridge | Windermere | Cumbria



Accommodation in Brief

Ground Floor

Entrance Hall | Sitting Room | Living Room | Dining Room | Breakfast Kitchen
Pantry | Utility Room | Shower Room | Bedroom Five / Study

First Floor

Principal Bedroom with En-Suite Bathroom and Dressing Area
Three Further Double Bedrooms | Family Bathroom

Externally

Electric Gated Driveway | Extensive Private Parking
Detached Double Garage with Storage Above | Insulated Garden Studio / Outbuilding
Landscaped Gardens Extending to Just Under One Acre
Raised Entertaining Decks with Lake Views | Private Shared Access to Lake Windermere
Approximately 200 Metres Away via Private Lane





The Property

Occupying an exceptional position within one of Windermere's most sought-after private enclaves, Watermead is a beautifully presented Arts and Crafts house set within mature landscaped grounds of just under an acre, commanding captivating views across Lake Windermere and enjoying the rare privilege of private shared lake access only a short stroll away. Combining an outstanding setting with generously proportioned accommodation and immaculately maintained gardens, this is a property that offers both immediate enjoyment and enduring appeal in one of the Lake District's most desirable locations. Beyond its lifestyle credentials, Watermead also represents a compelling long-term investment opportunity, occupying one of the area's most tightly held addresses where properties of this calibre, particularly those benefitting from private lake access, are seldom offered to the market.

Approached via electric gates and a sweeping driveway, the house sits comfortably within its surroundings, screened by established planting and framed by meticulously maintained gardens that create a remarkable sense of privacy. The architecture retains the character and craftsmanship associated with the Arts and Crafts movement, while the interiors have been thoughtfully updated to provide a refined and highly functional living environment.

The reception spaces are particularly well suited to both everyday family life and entertaining. A generous dual-aspect sitting room enjoys excellent natural light and features a handsome fireplace with wood-burning stove, while a separate living room provides a more relaxed retreat, centred around a striking bay window that draws the surrounding greenery into the room.





The dining room offers a more formal setting for entertaining and benefits from direct access to an elevated terrace, creating a natural extension of the space during the warmer months.

At the centre of the house, the breakfast kitchen has been designed as a sociable and practical space, finished with bespoke cabinetry, a substantial central island and a traditional Aga that anchors the room. There is ample space for informal dining, while French doors open directly onto a private seating terrace, perfectly positioned for morning coffee or quieter moments overlooking the gardens. A pantry and separate utility room provide excellent supporting storage and functionality, while a ground floor shower room and a versatile fifth bedroom, currently equally suited as a home office or guest accommodation, further enhance the flexibility of the layout.

The first floor is arranged around four well-proportioned bedrooms. The principal suite is particularly impressive, occupying a substantial footprint and incorporating a dressing area, en-suite bathroom and French doors opening onto a Juliet balcony. From here, the outlook towards the lake reinforces the property's exceptional setting. The remaining bedrooms are served by a beautifully appointed family bathroom featuring both a freestanding bath and separate shower enclosure, providing practical accommodation for family and guests alike.



Throughout the house, the interiors have been carefully curated with a restrained palette and high-quality finishes that complement the character of the building without overwhelming it. Large windows frame views of the surrounding gardens and glimpses of the lake beyond, creating a strong connection between the house and its remarkable setting.













Externally

The grounds are integral to Watermead's appeal. Extending to just under an acre, the gardens have been expertly landscaped to create a series of distinct outdoor spaces, from broad lawns and established borders to sheltered seating areas and elevated terraces. A substantial two-tier deck has been carefully positioned to maximise the south-westerly aspect and panoramic views across Lake Windermere, creating an exceptional setting for outdoor dining, entertaining or simply enjoying the changing landscape throughout the seasons.

A detached double garage provides excellent parking and storage, with additional space above offering further versatility. Within the grounds, a fully insulated timber outbuilding presents opportunities for use as a home office, gym, studio or hobbies room. Most notably, Watermead benefits from valuable shared private access to Lake Windermere itself, approximately 200 metres away via a picturesque private lane, offering direct enjoyment of one of the Lake District's most iconic natural assets for swimming, paddleboarding, kayaking and boating.

Local Information

Watermead occupies a particularly privileged position on Old Hall Road, one of the most established and sought-after residential addresses on the eastern shoreline of Lake Windermere. Set within a peaceful and highly regarded private enclave, the property enjoys an exceptional balance of privacy and accessibility, with direct access to the wider Lake District National Park and some of the region's most celebrated scenery.

Troutbeck Bridge sits between Windermere and Ambleside, placing both vibrant Lakeland destinations within easy reach. Windermere offers a wide selection of independent shops, cafés, restaurants and everyday amenities, while nearby Bowness-on-Windermere provides access to marinas, lake cruises, watersports facilities and a lively waterfront atmosphere. Ambleside, positioned at the northern end of the lake, is renowned for its excellent restaurants, outdoor pursuits and access to some of the Lake District's most spectacular walking and cycling routes.

The area is exceptionally well placed for enjoying life on the water. Watermead's valuable shared private lake access allows owners to make full use of Windermere for swimming, paddleboarding, kayaking and boating, while nearby yacht clubs, marinas and launch facilities further enhance the appeal for those seeking a waterside lifestyle.

Despite its tranquil setting, the property remains well connected. Windermere railway station provides regular services connecting with Oxenholme and the West Coast Main Line, offering convenient access to Manchester, Birmingham, London and Glasgow. The A591 provides excellent road links throughout the National Park and towards the M6 motorway. Local bus services operate regularly through Troutbeck Bridge, connecting Windermere, Ambleside, Grasmere and the wider Lake District.

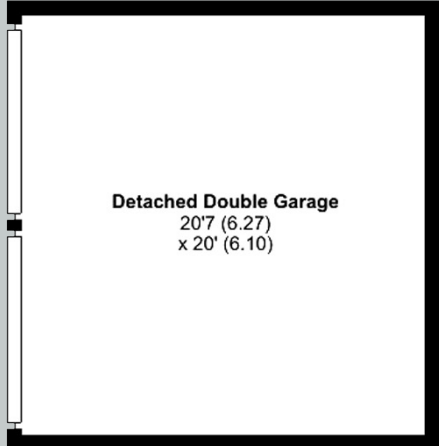
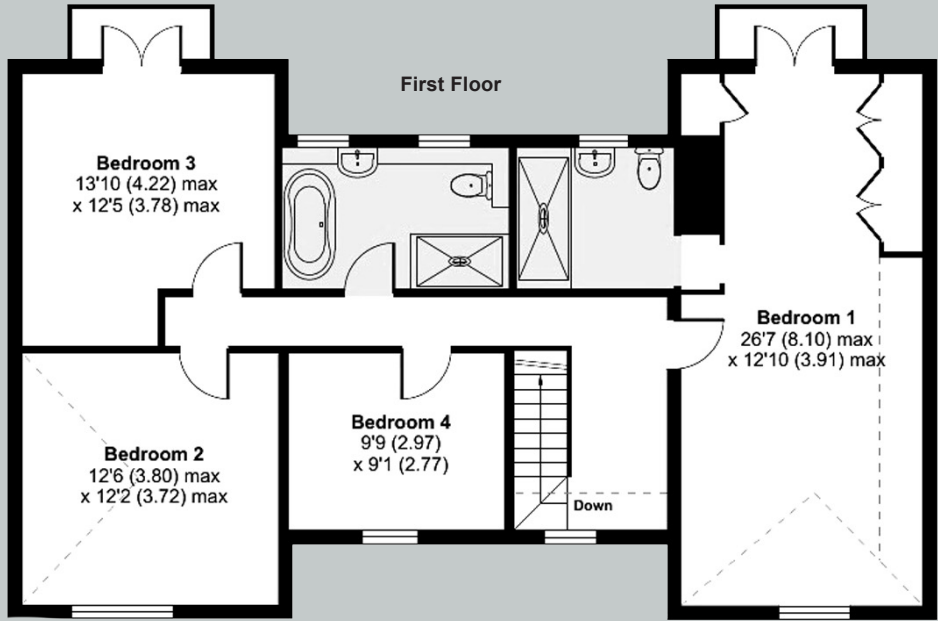
The area is served by a selection of respected educational establishments including The Lakes School, together with the independent , which offers both day and boarding education.



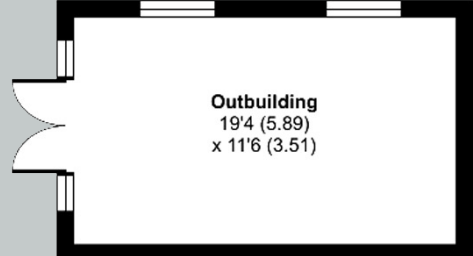
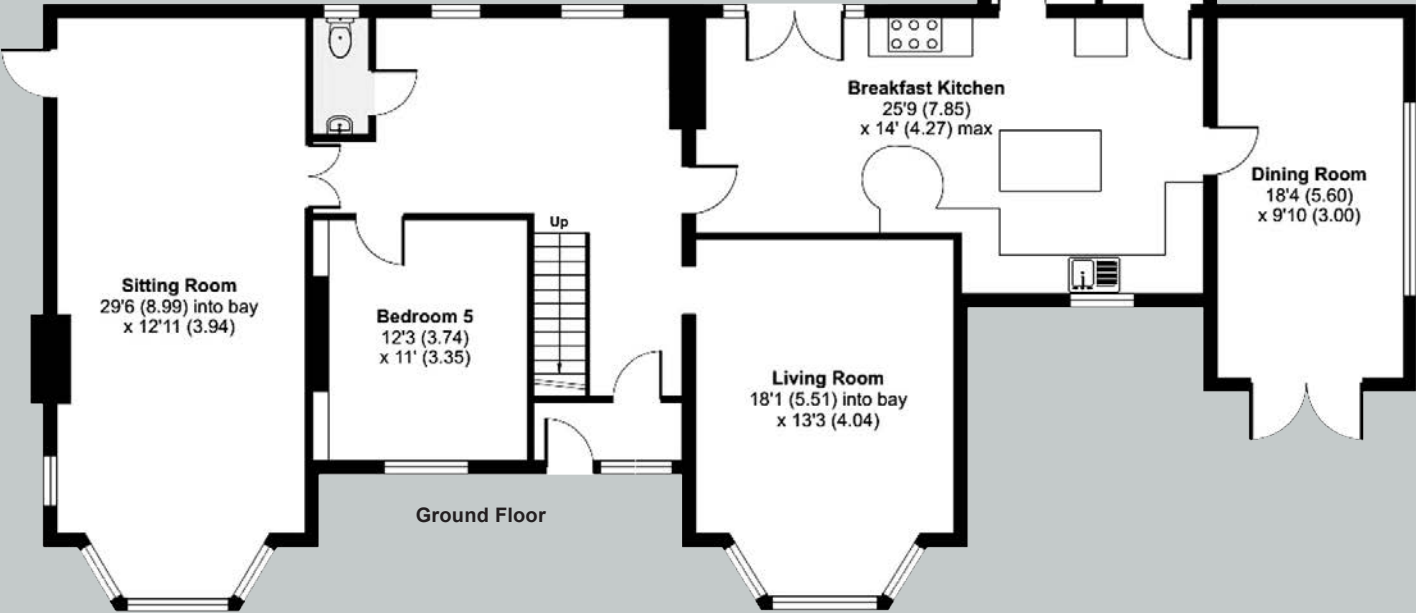




Floor Plans



Outbuildings



Total area: approx. 314 sq. metres (3381 sq. feet)

Google Maps

what3words



///clasps.quilting.positives

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.

Services

Gas central heating. Mains electricity and water. Drainage to septic tank.

Postcode

Council Tax

EPC

Tenure

LA23 1JA

Band G

Rating D

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.