

# 1, 2 & 3 Wansfell Holme

Windermere, Cumbria

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An Exquisite Lake View Residence  
with Impressive Panoramic Vistas







# Welcome to 1, 2 & 3 Wansfell Holme

A once in a lifetime opportunity to acquire an exquisite lake view residence, standing on an elevated plot encompassing approximately 2.7 acres in one of the Lake District’s most desirable locations. 1, 2 and 3 Wansfell Holme include two charming four bedroomed homes and a wonderful three bedroomed cottage, along with magnificently landscaped grounds.



Discover the tranquility of life at Wansfell Holme, where panoramic views of Lake Windermere and impressive mountainous fells can be seen throughout the home and its gardens. This exquisite home certainly has a striking façade and sits beneath Wansfell Pike and National Trust woodland, providing a picturesque backdrop and peaceful setting. The property has been renovated by the current owners with no expense spared over the past six years, with works to the roof, electrics, plumbing, flooring, plastering, kitchens, windows, driveway and general landscaping, plus boundary walls.

1 Wansfell Holme serves as the main residence for the current owners, comprising a wealth of period features, including high ceilings with intricate coving, deep skirtings, detailed architraves and wooden shutters to the windows. A sense of grandeur is felt throughout the home, with the entrance hall extending a palatial welcome and featuring a curved sandstone staircase. The centre point of the property is undoubtedly the orangery, which presents a relaxing spot to enjoy the breathtaking views and seamlessly connects to the outdoor seating terrace and also the breakfast kitchen through three sets of double doors. Boasting a quality specification with marble work surfaces and Neff appliances, the breakfast kitchen is a stylish yet functional space with feature LED lighting and a butler’s pantry within the cabinetry. All four of the bedrooms on the first floor are extremely well-proportioned, with two benefitting from an en-suite, and also a family shower room.

Numbers 2 and 3 Wansfell Holme are currently utilised as successful holiday lets, but also offer the opportunity for multi-generational family living, all under one roof. 2 Wansfell Holme spans approximately 4090 square feet, and incorporates a delightful open plan dining room and breakfast kitchen, a versatile study and a bay windowed lounge facing the waterfront. A sumptuous master bedroom suite sits on the first floor, along with three other spacious bedroom suites. 3 Wansfell Holme spans approximately 1679 square feet and comprises two lovely reception rooms, a traditional kitchen, three double bedrooms and a modern bathroom.



## A Rarity to the Market, Wansfell Holme Presents an Unmissable Opportunity to Acquire a Substantial Residence in an Extraordinary Setting

Wansfell Holme stands at the top of a long, sweeping driveway, adding fantastic exclusivity and privacy. Off-road parking is provided throughout the driveway and two parking areas, as well as a detached double garage and a single garage. The primary gardens are located to the front of the house, which benefit from a south-west facing aspect and contain large expanses of manicured lawns, a pond and a pleasant stone flagged seating terrace that wraps around the orangery. There is also a garden to the right side of the house that can be used separately to 2 Wansfell Holme if desired.

Positioned alongside England’s biggest lake, Wansfell Holme is perfectly located for life in the country’s largest, renowned National Park. Ambleside is within walking distance, offering plenty of amenities such as restaurants, shops, public houses and cafes. The town of Windermere is accessible in under a 10 minute drive, providing a central point for everything you could need, including supermarkets and a variety of eateries. Windermere also has its own train station with routes to Kendal and connecting National Rail services. Independent and state schooling options are available in Windermere and Ambleside. The property’s location affords easy access to a host of outdoor activities, whether its hiking up Wansfell Pike or Loughrigg Fell to experience incredible views, a leisurely walk by the lake or a scenic bike ride. Lake cruises, ferries and boat hire are available on the lake. The M6 is accessible in under 30 minutes, which connects to Penrith, Carlisle and major cities such as Preston and Birmingham. Additionally, Liverpool, Manchester and Leeds can be reached in around 2 hours.



### 1 Wansfell Holme

**The property briefly comprises of on the ground floor:** Stone entrance porch, entrance vestibule, entrance hall, sitting room, breakfast kitchen, storage cupboard, orangery, inner hall, pantry and utility room/WC.

**On the first floor:** Landing, master hallway, master en-suite bathroom, master bedroom, bedroom 2, bedroom 2 en-suite WC, bedroom 3, family shower room and bedroom 4.

**Basement level:** Cellar hallway, cellar 1, cellar 2, cellar 3, cellar 4, inner hallway, cellar 7, cellar 5 and cellar 6.

**Outbuildings:** Detached double garage.

### 2 Wansfell Holme

**The property briefly comprises of on the ground floor:** Entrance

vestibule, entrance hallway, WC, dining room, storage cupboard, breakfast kitchen, study, side entrance lobby and lounge.

**On the first floor:** Landing, linen cupboard, storage cupboard, master bedroom, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, bedroom 4, bedroom 4 en-suite shower room, bedroom 3, bedroom 3 en-suite shower room and bedroom 3 WC.

**Outbuildings:** Single garage.

### 3 Wansfell Holme

**The property briefly comprises of on the ground floor:** Entrance hall, dining room, WC, under-stairs storage cupboard, boiler cupboard, lounge and kitchen.

**On the first floor:** Landing, master bedroom, master en-suite shower room, bathroom, bedroom 2 and bedroom 3.





1 Wansfell Holme



## The Main Four Bedroomed House, 1 Wansfell Holme, Boasts Character-Filled Living Spaces that Exude Luxury

### 1 Wansfell Holme

#### Ground Floor

A grand, stone entrance porch provides an impressive welcome to Wansfell Holme.

#### Stone Entrance Porch

Featuring front and rear facing glazed arched panels, decorative ceiling mouldings and stone flagged flooring. A heavy timber entrance door with glazed panels opens to the entrance vestibule.

#### Entrance Vestibule

12'5 x 8'10 (3.79m x 2.69m)

Having front facing timber double glazed panels with fitted wooden shutters, decorative ceiling mouldings, pendant light point and a picture rail. Also having a dado rail, antique central heating radiators, deep skirtings and tiled flooring with an inset mat well. Double timber doors set within an archway with glazed panels and decorative panels above open to the entrance hall.

#### Entrance Hall

24'7 x 8'8 (7.49m x 2.65m)

A palatial entrance hall with many traditional features such as decorative coving and mouldings to the ceiling, a picture rail and a dado rail. Also having a rear facing timber double glazed obscured window, pendant light points, wall mounted light points, antique central heating radiators, deep skirtings and tiled flooring. A feature arched recess offers a focal point for decoration. Timber doors open to the sitting room and breakfast kitchen. Double timber doors set within an archway with glazed panels and decorative panels above opens to the inner hall.

#### Sitting Room

19'5 x 14'7 (5.91m x 4.44m)

Tall timber double glazed windows set within a bay to the front aspect perfectly frame the sensational views across Lake Windermere. The bay window also has fitted shutters and a decorative architrave. There are side facing timber double glazed panels with fitted shutters, intricate coving to the ceiling, pendant light point with a decorative ceiling rose, picture rail, dado rail and central heating radiators. Additionally, there are TV/aerial points, a telephone point, deep skirtings and tiled flooring. The focal point of the room is the solid marble fireplace with a cast iron surround and a slate hearth. A timber door opens to the breakfast kitchen.

#### Breakfast Kitchen

25'1 x 16'6 (7.65m x 5.03m)

A traditional breakfast kitchen that is well-appointed with a range of high-quality appliances. Having a coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, central heating radiators, TV/aerial point, deep skirtings and tiled flooring. There is a

range of fitted base/wall and drawer units, incorporating illuminated display cabinets, a plate rack, a butler's pantry, matching marble work surfaces, splash backs, under and over counter lighting and an inset Villeroy & Boch 1.5 bowl sink with a chrome mixer tap. The integrated appliances are by Neff and include a four-ring gas hob with a wok burner and a Novy extractor fan above, a Slide-and-Hide fan assisted oven, a warming drawer, a fridge and a dishwasher. A matching island provides additional storage and has a walnut work surface. Timber doors open to the storage cupboard and inner hall. Three sets of double timber doors with glazed panels, decorative glazed panels above and fitted shutters open to the orangery, creating a seamless transition to a wonderful reception room.

#### Storage Cupboard

Having fitted shelving.

#### Orangery

25'0 x 17'7 (7.62m x 5.36m)

A truly extraordinary reception room with magnificent views across Lake Windermere and an effortless connection to the gardens. Front and side facing timber double glazed panels (two with fitted shutters) perfectly frame the view, whilst a timber double glazed roof lantern fills the room with an abundance of natural light. Also having coving with LED lighting to one wall, pendant light points, wall mounted light points, TV/aerial/data points and tiled flooring with under floor heating. The three sets of double doors that open to the breakfast kitchen are set within stone door surrounds and have a stone step each. Four sets of double timber doors with double glazed panels and matching panels to each side and above open to the front seating terrace.

From the breakfast kitchen, a timber door opens to the:

#### Inner Hall

Having a ceiling with decorative mouldings and coving, pendant light point with a decorative ceiling rose, picture rail, dado rail, deep skirtings and tiled flooring. Double timber doors open to the pantry and a timber door also opens to the utility room/WC.

#### Pantry

Having shelving.

#### Utility Room/WC

Having a coved ceiling, recessed lighting, central heating radiator and tiled flooring with an inset mat well. There are partially tiled walls, a low-level WC and a vanity unit with a slate work surface, a fitted vanity mirror, a Burlington wash hand basin with a Burlington chrome mixer tap and storage beneath. A range of fitted wall units provide excellent storage and space/provision for an automatic washing matching and a tumble dryer. A timber stable-style door with double glazed obscured panels and matching window above opens to the rear courtyard.



**Entrance Vestibule**  
12'5 x 8'10 (3.79m x 2.69m)

Having front facing timber double glazed panels with fitted wooden shutters, decorative ceiling mouldings, pendant light point and a picture rail. Also having a dado rail, antique central heating radiators, deep skirtings and tiled flooring with an inset mat well. Double timber doors set within an archway with glazed panels and decorative panels above open to the entrance hall.

**Entrance Hall**  
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A Grand Entrance Hall,  
Extending a Warm Welcome





### Orangery

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Breathtaking Views of  
Lake Windermere & Beyond







**Breakfast Kitchen**  
**25'1 x 16'6 (7.65m x 5.03m)**

A traditional breakfast kitchen that is well-appointed with a range of high-quality appliances. Having a coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, central heating radiators, TV/aerial point, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating illuminated display cabinets, a plate rack, a butler's pantry, matching marble work surfaces, splash backs, under and over counter lighting and an inset Villeroy & Boch 1.5 bowl sink with a chrome mixer tap. The integrated appliances are by Neff and include a four-ring gas hob with a wok burner and a Novy extractor fan above, a Slide-and-Hide fan assisted oven, a warming drawer, a fridge and a dishwasher. A matching island provides additional storage and has a walnut work surface. Timber doors open to the storage cupboard and inner hall. Three sets of double timber doors with glazed panels, decorative glazed panels above and fitted shutters open to the orangery, creating a seamless transition to a wonderful reception room.







**Sitting Room**  
19'5 x 14'7 (5.91m x 4.44m)

Tall timber double glazed windows set within a bay to the front aspect perfectly frame the sensational views across Lake Windermere. The bay window also has fitted shutters and a decorative architrave. There are side facing timber double glazed panels with fitted shutters, intricate coving to the ceiling, pendant light point with a decorative ceiling rose, picture rail, dado rail and central heating radiators. Additionally, there are TV/aerial points, a telephone point, deep skirtings and tiled flooring. The focal point of the room is the solid marble fireplace with a cast iron surround and a slate hearth. A timber door opens to the breakfast kitchen.







1 Wansfell Holme

## Formerly One 11 Bedroomed Residence, Wansfell Holme Provides Flexibility for Use as 3 Separate Dwellings or a Magnificent Stately Home (Subject to Any Consents)

### 1 Wansfell Holme Continued

From the entrance hall, a staircase leads down to the:

#### Basement Level

Offering extensive space for storage and great potential for conversion into additional living areas.

#### Cellar Hallway

Having recessed lighting, central heating radiator and power. Doors open to cellar 1, cellar 2 and an inner hallway.

#### Cellar 1

16'5 x 11'11 (5.01m x 3.62m)

Having light, power, stone flagged flooring and housing the under floor heating valves.

#### Cellar 2

16'4 x 11'10 (4.98m x 3.61m)

Having a coved ceiling, recessed lighting, an exposed timber beam and a central heating radiator. An opening gives access to cellar 3.

#### Cellar 3

19'3 x 14'9 (5.87m x 4.49m)

Having recessed lighting and a central heating radiator. A timber door opens to cellar 4 and another timber door opens to an external stone staircase that rises to the left side of the property.

#### Cellar 4

18'4 x 8'11 (5.59m x 2.71m)

Having light and a central heating radiator.

From the cellar hallway, a timber door opens to the:

#### Inner Hallway

Having light, a central heating radiator, water taps and stone flagged flooring. A timber door opens to cellar 5. An opening gives access to cellar 7 and a staircase rises to the entrance hallway of 2 Wansfell Holme.

#### Cellar 7

Having a barrel arched ceiling, light and power. The hot water cylinders are housed here.

#### Cellar 5

17'0 x 12'5 (5.19m x 3.79m)

Having a side facing timber glazed window, light, power, central heating radiator, stone slab tables and stone flagged flooring. A timber door opens to cellar 6.

#### Cellar 6

17'1 x 10'9 (5.21m x 3.28m)

Having a side facing timber obscured glazed window, light, power,

central heating radiator and stone flagged flooring.

#### Ground Floor Continued

From the entrance hall, a curved sandstone staircase with a walnut hand rail and wrought iron balustrading rises to the:

#### First Floor

#### Landing

A feature tall window set within a decorative architrave with a deep sill to the rear aspect allows ample natural light to stream through the double glazed and partially obscured panels. The ceiling has obscured double glazed skylights, intricate coving and a ceiling rose above the pendant light point. Also having a picture rail, wall mounted light points, recessed arched alcove, dado rail, central heating radiators, deep skirtings and tiled flooring. Timber doors open to the master bedroom suite, bedroom 2, bedroom 3, family shower room and bedroom 4.

#### Master Bedroom Suite

#### Master Hallway

Having a circular skylight, coving to one part of the ceiling, recessed lighting, picture rail, dado rail, deep skirtings and tiled flooring. To one wall, there is a fitted wardrobe with long hanging and shelving. Timber doors open to the master en-suite bathroom and master bedroom.

#### Master En-Suite Bathroom

A luxurious en-suite bathroom with a side facing timber double glazed, partially obscured window with fitted shutters, coving to three parts of the ceiling, pendant light point, recessed lighting, extractor fan, partially tiled walls and a chrome heated towel rail. There is also a central heating radiator with a towel rail, shaver points and tiled flooring. A suite in white comprises a high-cistern WC and two Burlington wash hand basins with traditional Burlington chrome taps. The focal point of the bathroom is the freestanding roll top bath with a chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility, an illuminated tiled shelf and a glazed screen/door.

#### Master Bedroom

19'6 x 14'9 (5.94m x 4.49m)

A stunning master bedroom with dual aspect views through front and side facing timber double glazed windows with fitted shutters. The ceiling has coving and there is a pendant light point, picture rail, dado rail, central heating radiators, deep skirtings and tiled flooring. The comprehensive range of fitted furniture incorporates short/long hanging, shelving and drawers.



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A Beautiful Master Suite  
with Stunning Dual Aspect Views







### Master En-Suite Bathroom

A luxurious en-suite bathroom with a side-facing timber double glazed, partially obscured window with fitted shutters, coving to three parts of the ceiling, pendant light point, recessed lighting, extractor fan, partially tiled walls and a chrome heated towel rail. There is also a central heating radiator with a towel rail, shaver points and tiled flooring. A suite in white comprises a high-cistern WC and two Burlington wash hand basins with traditional Burlington chrome taps. The focal point of the bathroom is the freestanding roll top bath with a chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility, an illuminated tiled shelf and a glazed screen/door.



### Bedroom 3

16'6 x 9'11 (5.04m x 3.03m)

A generously proportioned double bedroom with a front facing timber double glazed window with fitted shutters, coved ceiling and pendant light points. Also having a picture rail, dado rail, central heating radiators, deep skirtings and tiled flooring.



### Bedroom 2

16'7 x 14'7 (5.05m x 4.45m)

A fabulous bedroom suite with front facing timber double glazed windows with fitted shutters, coved ceiling, pendant light point, picture rail, dado rail, central heating radiators, TV/aerial cabling and deep skirtings. A fully tiled alcove with recessed lighting, an extractor fan and a chrome heated towel rail houses a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. A timber door also opens to the bedroom 2 en-suite WC.



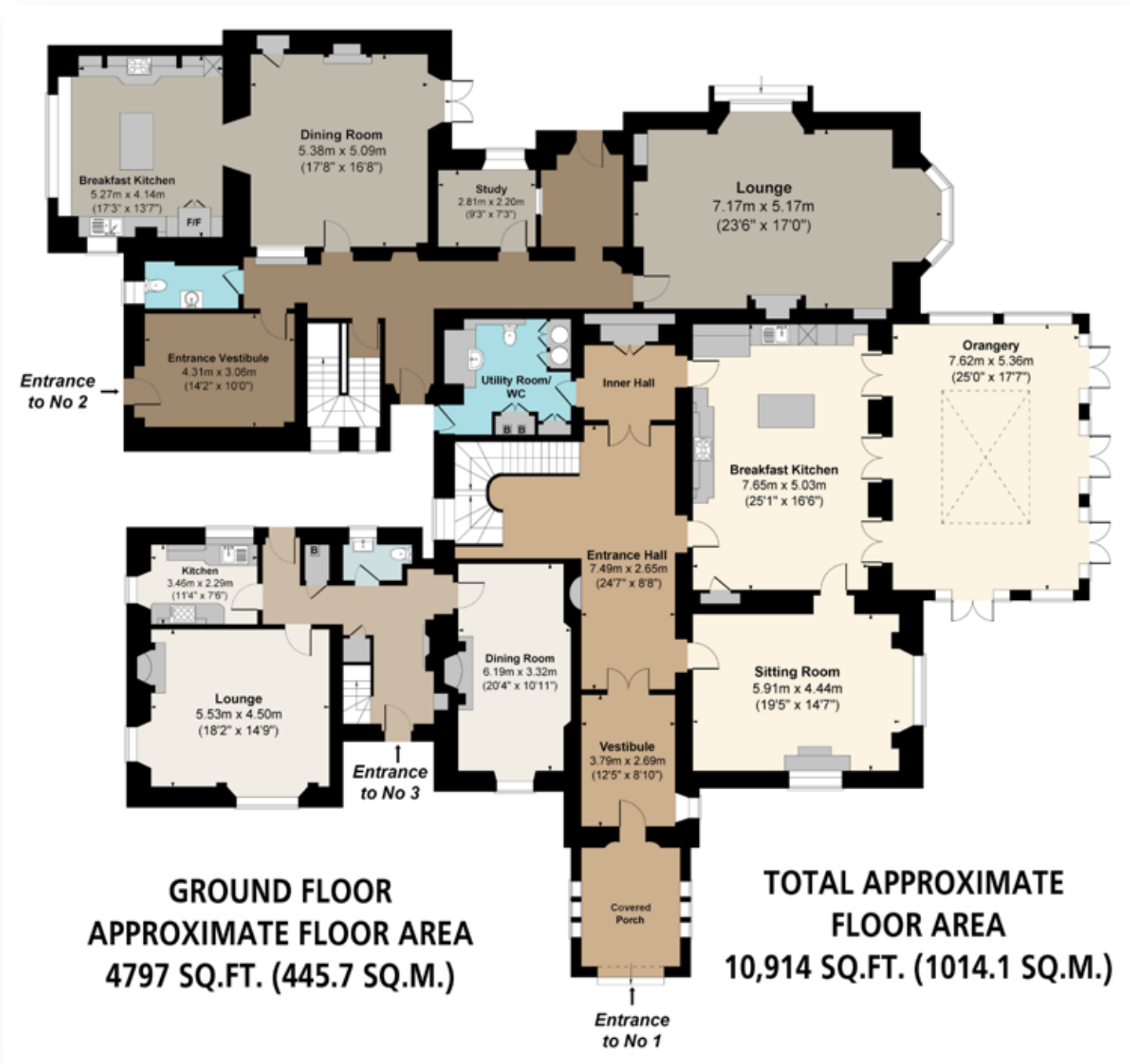
### Bedroom 4

10'10 x 10'3 (3.31m x 3.12m)

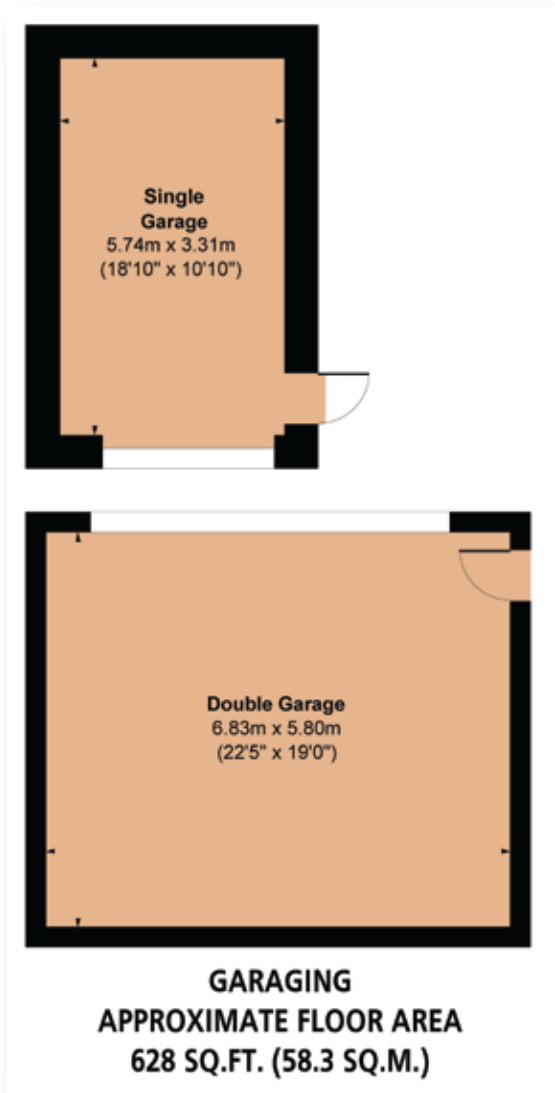
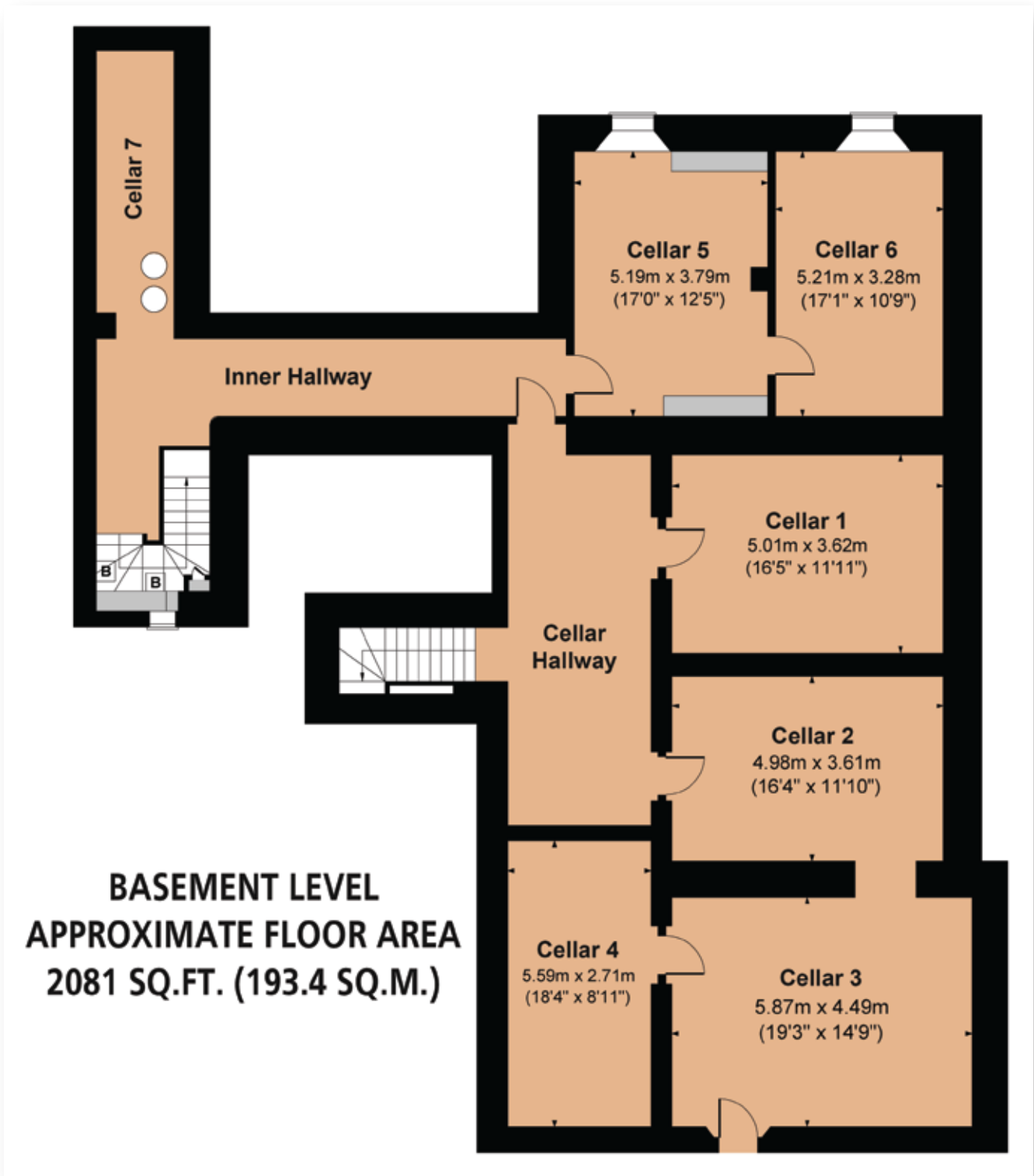
Another double bedroom with a rear facing timber glazed sash window with fitted shutters, Velux roof window, coved ceiling, pendant light point, picture rail, wall mounted light points and a dado rail. Also having a central heating radiator, deep skirtings and tiled flooring. Access can be gained to a loft space.







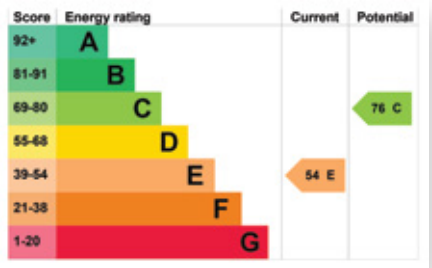




1 Wansfell Holme



2 Wansfell Holme



3 Wansfell Holme







1 Wansfell Holme Continued

**Bedroom 2**  
16'7 x 14'7 (5.05m x 4.45m)  
A fabulous bedroom suite with front facing timber double glazed windows with fitted shutters, coved ceiling, pendant light point, picture rail, dado rail, central heating radiators, TV/aerial cabling and deep skirtings. A fully tiled alcove with recessed lighting, an extractor fan and a chrome heated towel rail houses a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. A timber door also opens to the bedroom 2 en-suite WC.

**Bedroom 2 En-Suite WC**  
Being fully tiled and having recessed lighting, an illuminated vanity mirror and a chrome heated towel rail. The suite in white comprises a low-level WC and a pedestal wash hand basin with traditional Heritage Bathrooms chrome taps.

**Bedroom 3**  
16'6 x 9'11 (5.04m x 3.03m)  
A generously proportioned double bedroom with a front facing timber

double glazed window with fitted shutters, coved ceiling and pendant light points. Also having a picture rail, dado rail, central heating radiators, deep skirtings and tiled flooring.

**Family Shower Room**  
A contemporary shower room that has been blended with traditional fixtures. Having recessed lighting, an extractor fan, partially tiled walls, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises a high-cistern WC and a wash hand basin with a Barber Wilsons chrome mixer tap. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

**Bedroom 4**  
10'10 x 10'3 (3.31m x 3.12m)  
Another double bedroom with a rear facing timber glazed sash window with fitted shutters, Velux roof window, coved ceiling, pendant light point, picture rail, wall mounted light points and a dado rail. Also having a central heating radiator, deep skirtings and tiled flooring. Access can be gained to a loft space.



1, 2 & 3 Wansfell Holme

Meticulously Landscaped Grounds Extend Approximately 2.7 Acres and Contain an Envious Array of Specimen Trees and Plants

Exterior and Gardens

From the road, wrought iron electric gates and a separate pedestrian gate set between two stone pillars open to Wansfell Holme. A sweeping cobblestone driveway bordered to one side by a dry stone wall with exterior lighting leads up to the property.

To the left side of the driveway, there is a garden that is mainly laid to lawn and planted with mature trees and shrubs. Within the garden, there is a cobblestone patio with exterior lighting and flower and shrub borders. Access can be gained to open storage above the detached double garage. Steps lead down to a pathway where there is a timber pedestrian gate opening to an access track outside of the boundary and steps also lead down to the driveway at the left side of the property. To either side of the pathway are raised dry stone wall borders incorporating flowers and shrubs.

The sweeping driveway continues to the left side of the property and also leads to a slate chipping parking area with a granite sett perimeter. The slate chippings narrow into a wide path, which continues to the large pond with a water feature that sits within the front garden. The pond is surrounded by a rockery border, which contains shrubs and flowers, and stepping stones follow the perimeter of the pond with two sets of stone steps rising to the garden and slate chipping path.

To the left side of the property, the driveway expands into a cobblestone parking area that has space for several vehicles. There is exterior lighting, neatly planted borders and a water tap. Access can be gained to the stone entrance porch for 1 Wansfell Holme, 3 Wansfell Holme and the detached double garage. A stone staircase also leads down to a door, which opens to cellar 3 on the basement level.

**Detached Double Garage**  
22'5 x 19'0 (6.83m x 5.80m)  
Having an up-and-over electric door, light, power and a timber personnel entrance door. There is an open storage area above the garage, which has a timber door that opens to the cobblestone patio, where steps also lead back down externally to the driveway.

From the left side of the property, an opening between two stone pillars leads to the rear where there is a block paved driveway. The driveway

provides parking for 2 and 3 Wansfell Holme and has exterior lighting. Access can be gained to a single garage, 2 Wansfell Holme and a wrought iron pedestrian gate opens to a rear courtyard.

**Single Garage**  
18'10 x 10'10 (5.74m x 3.31m)  
Having an up-and-over door, light, power and a personnel entrance door.


**Rear Courtyard**  
Having exterior lighting and a water tap. Access can be gained to the kitchen of 3 Wansfell Holme, the utility room/WC of 1 Wansfell Holme and the entrance hallway of 2 Wansfell Holme.

From the driveway at the left side of the property, a pedestrian gate opens to the main seating terrace at the front of the home. A comfortable spot to dine outside or relax, this stone paved terrace boasts an advantageous position with a south-west facing aspect and overlooking Lake Windermere and beyond. Access can be gained to the orangery, of which the terrace wraps around. Stone steps and a stone paved path lead to the formal garden below, which is mainly laid to lawn and has established borders containing a variety of flowers, shrubs and roses.

Two separate pedestrian gates open from the terrace and formal garden to a continuation of the garden at the right side of the house. Providing flexibility to be used as the private garden to 2 Wansfell Holme, this expanse of neatly manicured, two-tiered lawn is bordered to all sides by colourful planting and also has mature trees and shrubs. There is a lovely patio with exterior lighting and a water tap. Access can be gained to the side entrance lobby and dining room of 2 Wansfell Holme. Both gardens are enclosed by low, pillared stone walling.

From the main seating terrace and side garden, stone steps with pedestrian gates lead down to another section of the garden, which is mainly laid to lawn and covers a substantial area. The garden contains mature trees, shrubs and the pond. Towards the bottom, there is an area of dense planting with hedging, trees and two grass paths, which slope down towards the bottom of the property's boundary that adjoins the road. A timber pedestrian gate opens to a composting area and a grass path continues back to the entrance gates.



 4 Wansfell Holme is Not Included

**Exterior and Gardens**

From the road, wrought iron electric gates and a separate pedestrian gate set between two stone pillars open to Wansfell Holme. A sweeping cobblestone driveway bordered to one side by a dry stone wall with exterior lighting leads up to the property.

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**Detached Double Garage**

**22'5 x 19'0 (6.83m x 5.80m)**

Having an up-and-over electric door, light, power and a timber personnel entrance door. There is an open storage area above the garage, which has a timber door that opens to the cobblestone patio, where steps also lead back down externally to the driveway.

From the left side of the property, an opening between two stone pillars leads to the rear where there is a block paved driveway. The driveway provides parking for 2 and 3 Wansfell Holme and has exterior lighting. Access can be gained to a single garage, 2 Wansfell Holme and a wrought iron pedestrian gate opens to a rear courtyard.

**Single Garage**

**18'10 x 10'10 (5.74m x 3.31m)**

Having an up-and-over door, light, power and a personnel entrance door.

Occupying an Elevated Plot  
and Showcasing an Imposing Façade





## Exterior and Gardens Continued

### Rear Courtyard

Having exterior lighting and a water tap. Access can be gained to the kitchen of 3 Wansfell Holme, the utility room/WC of 1 Wansfell Holme and the entrance hallway of 2 Wansfell Holme.

From the driveway at the left side of the property, a pedestrian gate opens to the main seating terrace at the front of the home. A comfortable spot to dine outside or relax, this stone paved terrace boasts an advantageous position with a south-west facing aspect and overlooking Lake Windermere and beyond. Access can be gained to the orangery, of which the terrace wraps around. Stone steps and a stone paved path lead to the formal garden below, which is mainly laid to lawn and has established borders containing a variety of flowers, shrubs and roses.

Two separate pedestrian gates open from the terrace and formal garden to a continuation of the garden at the right side of the house. Providing flexibility to be used as the private garden to 2 Wansfell Holme, this expanse of neatly manicured, two-tiered lawn is bordered to all sides by colourful planting and also has mature trees and shrubs. There is a lovely patio with exterior lighting and a water tap. Access can be gained to the side entrance lobby and dining room of 2 Wansfell Holme. Both gardens are enclosed by low, pillared stone walling.

From the main seating terrace and side garden, stone steps with pedestrian gates lead down to another section of the garden, which is mainly laid to lawn and covers a substantial area. The garden contains mature trees, shrubs and the pond. Towards the bottom, there is an area of dense planting with hedging, trees and two grass paths, which slope down towards the bottom of the property's boundary that adjoins the road. A timber pedestrian gate opens to a composting area and a grass path continues back to the entrance gates.







A Sanctuary for Relaxation,  
with a South-West Facing Aspect







Positioned Alongside  
England's Biggest Lake







2 & 3 Wansfell Holme

## Welcome to 2 & 3 Wansfell Holme

### 2 Wansfell Holme

#### Ground Floor

A heavy timber door with double glazed panels and a decorative arched panel above opens to the:

#### Entrance Vestibule

14'2 x 10'0 (4.31m x 3.06m)

Having a coved ceiling, pendant light point, picture rail, wall mounted light points and a dado rail. Also having central heating radiators, a TV/aerial point, a data point and tiled flooring with an inset mat well. A timber door opens to the entrance hallway.

#### Entrance Hallway

A long entrance hallway with a high coved ceiling, pendant light points, picture rail, dado rail, central heating radiators, deep skirtings and tiled flooring. Timber doors open to the WC, study and lounge. An opening gives access to a side entrance lobby and a timber door with obscured glazed panels opens to the dining room. A timber door also opens to the basement level. A timber door with glazed panels above opens to the rear courtyard.

#### WC

Having a rear facing timber glazed sash window, coved ceiling, pendant light point, picture rail, central heating radiator, dado rail, deep skirtings and tiled flooring. There is a suite, which comprises a low-level WC and a vanity unit with a marble wash hand basin and a chrome mixer tap. Also having space/provision for an automatic washing machine and a tumble dryer.

#### Dining Room

17'8 x 16'8 (5.38m x 5.09m)

A stylish dining room with a coved ceiling, side facing timber glazed internal sash windows, pendant light point, wall mounted light points, recessed lighting, TV/aerial point, telephone points, deep skirtings and tiled flooring with under floor heating. The focal point of the room is the open fireplace with a timber mantel and a marble surround/hearth. Behind a timber door, there is a storage cupboard. Double timber doors with double glazed panels and matching panels above open to the right side of the property. A wide opening leads into the breakfast kitchen.

#### Storage Cupboard

Having a flush light point, fitted shelving and tiled flooring.

#### Breakfast Kitchen

17'3 x 13'7 (5.27m x 4.14m)

A fabulous breakfast kitchen with a feature rear facing timber glazed arched panel with windows. There is a side facing timber double

glazed arched window, coved ceiling, pendant light point, wall mounted light points and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating quartz work surfaces, upstands, under and over counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. Also having a central island with a matching quartz work surface that extends to provide space for five chairs. The main appliances are by Neff and include a four-ring gas hob with a wok burner and an extractor fan above, a Slide-and-Hide fan assisted oven, a microwave oven and a dishwasher. There is also a Caple wine cooler and a Samsung American style fridge/freezer.

#### Study

9'3 x 7'3 (2.81m x 2.20m)

A versatile room with a side facing timber double glazed window with fitted shutters, coved ceiling, front facing internal glazed panel and a pendant light point. Also having a picture rail, wall mounted light point, central heating radiator, TV/aerial point, telephone point, deep skirtings and tiled flooring.

#### Side Entrance Lobby

Having a coved ceiling, pendant light point, central heating radiator, deep skirtings and tiled flooring. A timber door with a double glazed panel and a matching panel above opens to the right side of the property.

#### Lounge

23'6 x 17'0 (7.17m x 5.17m)

An elegant reception room showcasing front and side facing bay windows, which have glazed sash windows, panelled shutters and decorative architraves. The ceiling has intricate coving, a decorative ceiling rose and a pendant light point. Also having wall mounted light points, central heating radiators, TV/aerial points, deep skirtings and tiled flooring. There is a range of fitted storage, incorporating glazed shelving and wooden shelving. The focal point of the room is the marble fireplace with a cast iron surround and a stone hearth.

From the entrance hall, a timber door opens to a stone staircase, which leads down to the:

#### Basement Level

The staircase has a timber hand rail and there is a pendant light point. This is where two Worcester boilers are housed and the staircase continues down to the inner hallway of the cellars that adjoin the main house.

#### Ground Floor Continued

From the entrance hall, a staircase with a walnut hand rail and timber balustrading rises to the first floor.



### Dining Room

17'8 x 16'8 (5.38m x 5.09m)

A stylish dining room with a coved ceiling, side facing timber glazed internal sash windows, pendant light point, wall mounted light points, recessed lighting, TV/aerial point, telephone points, deep skirtings and tiled flooring with under floor heating. The focal point of the room is the open fireplace with a timber mantel and a marble surround/hearth. Behind a timber door, there is a storage cupboard. Double timber doors with double glazed panels and matching panels above open to the right side of the property. A wide opening leads into the breakfast kitchen.



### Lounge

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### Breakfast Kitchen

17'3 x 13'7 (5.27m x 4.14m)

A fabulous breakfast kitchen with a feature rear facing timber glazed arched panel with windows. There is a side facing timber double glazed arched window, coved ceiling, pendant light point, wall mounted light points and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating quartz work surfaces, upstands, under and over counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. Also having a central island with a matching quartz work surface that extends to provide space for five chairs. The main appliances are by Neff and include a four-ring gas hob with a wok burner and an extractor fan above, a Slide-and-Hide fan assisted oven, a microwave oven and a dishwasher. There is also a Caple wine cooler and a Samsung American style fridge/freezer.



### Master Bedroom

32'1 x 17'1 (9.77m x 5.20m)

A sumptuous master bedroom with a front facing timber glazed window that has secondary glazing and fitted shutters, and a side facing timber glazed window. Both windows have window seats. Also having a coved ceiling, pendant light points, picture rail, dado rail, central heating radiator, TV/aerial point, data point and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a granite hearth. A timber door opens to the master en-suite bathroom. Access can also be gained to a loft space.







2 Wansfell Holme

## The Property has been Extensively Renovated by the Current Owners with No Expense Spared over the Past Six Years

### 2 Wansfell Holme Continued

#### First Floor

##### Landing

Having side facing timber glazed panels, coved ceiling, pendant light points, recessed light point, picture rail, dado rail, central heating radiators and deep skirtings. Timber doors open to the linen cupboard, storage cupboard, master bedroom, bedroom 2, bedroom 4 and bedroom 3.

##### Linen Cupboard

Having a side facing glazed window, strip light point and fitted shelving. Access can be gained to a loft space.

##### Storage Cupboard

Having fitted shelving.

##### Master Bedroom

32'1 x 17'1 (9.77m x 5.20m)

A sumptuous master bedroom with a front facing timber glazed window that has secondary glazing and fitted shutters, and a side facing timber glazed window. Both windows have window seats. Also having a coved ceiling, pendant light points, picture rail, dado rail, central heating radiator, TV/aerial point, data point and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a granite hearth. A timber door opens to the master en-suite bathroom. Access can also be gained to a loft space.

##### Master En-Suite Bathroom

A fabulous en-suite bathroom comprising a side facing timber double glazed window with fitted shutters, coved ceiling, recessed lighting, two extractor fans, wall mounted light points, partially tiled walls, decorative cast iron fireplace, central heating radiators (one with a towel rail), shaver point and tiled flooring. The suite in white comprises a Burlington low-level WC and a vanity unit, incorporating a granite work surface, two inset Heritage wash hand basins with traditional Heritage Bathrooms chrome taps and storage beneath. The focal point of the room is the freestanding roll top copper bath with a chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a side facing glazed panel, a fitted Mira rain head shower, an additional hand shower facility and a glazed screen/door.

##### Bedroom 2

17'5 x 13'1 (5.30m x 3.99m)

A lovely bedroom suite with a front facing timber double glazed window with a window seat, coved ceiling, pendant light points, picture rail and wall mounted light points. Also having fitted shelving, a central heating radiator, a TV/aerial point, a data point and deep skirtings. There is a range of fitted furniture, incorporating automatic lighting, long hanging and shelving. A timber door opens to the

bedroom 2 en-suite shower room.

##### Bedroom 2 En-Suite Shower Room

Having a side facing timber double glazed window with a storage window seat, coved ceiling, recessed lighting, extractor fan and a wall mounted light point. Also having partially tiled walls, a central heating radiator with a towel rail, a shaver point and tiled flooring. The suite in white comprises a low-level WC and a pedestal wash hand basin with a Villeroy & Boch chrome mixer tap. There is a recessed alcove featuring a vanity mirror and a recessed light point above. To one corner, is a shower enclosure with a fitted Mira rain head shower, a hand shower facility and a glazed screen/door.

##### Bedroom 4

14'2 x 10'6 (4.33m x 3.21m)

Another double bedroom suite with rear facing timber glazed sash windows, coved ceiling, pendant light point, picture rail, central heating radiator, TV/aerial point, data point and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel, a tiled surround and a hearth. A timber door opens to the bedroom 4 en-suite shower room.

##### Bedroom 4 En-Suite Shower Room

Having a rear facing glazed sash window, coved ceiling, flush light point, extractor fan, partially tiled walls and a wall mounted light point. Also having a central heating radiator with a towel rail, a shaver point and tiled flooring. There is a suite in white, which comprises a low-level WC and a Burlington pedestal wash hand basin with traditional Bristan chrome taps. To one wall, is a shower enclosure with a fitted Mira rain head shower, an additional hand shower facility and a glazed screen/door.

##### Bedroom 3

17'2 x 14'1 (5.23m x 4.29m)

Having rear facing timber glazed sash windows, coved ceiling, pendant light points, central heating radiators, TV/aerial point, data point and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a mantel and a slate hearth. A wide opening leads into the bedroom 3 en-suite shower room.

##### Bedroom 3 En-Suite Shower Room

Having a recessed light point, extractor fan, wall mounted light point, central heating radiator with a towel rail, shaver point and tiled flooring. There is a vanity unit, incorporating a marble work surface, an inset Burlington wash hand basin with a Bayswater chrome mixer tap and storage beneath. To one corner, is a shower enclosure with a fitted Mira rain head shower, an additional hand shower facility and a glazed screen/door. A timber door opens to the WC.

##### WC

Having a recessed light point, an extractor fan, partially tiled walls, a central heating radiator, a Burlington low-level WC and tiled flooring.





Currently Used as High-End Holiday Lets, 2 & 3 Wansfell Holme Offer Versatile Accommodation

3 Wansfell Holme

A timber door with obscured glazed panels and a matching panel above opens to the:

Entrance Hall

Providing a warm, characterful welcome with pendant light points, wall mounted light point, a recessed shelf, dado rail, central heating radiators, tiled flooring and herringbone oak flooring. The focal point of the hall is the cast iron fireplace with a mantel, a tiled surround and a slate hearth. Timber doors open to the dining room, WC, under-stairs storage cupboard, boiler cupboard, lounge and kitchen. A timber door with partially obscured glazed panels also opens to the rear courtyard.

Dining Room

20'4 x 10'11 (6.19m x 3.32m)

A well-proportioned reception room with a side facing timber double glazed window and fitted shutters, coved ceiling, pendant light point, wall mounted light points, dado rail, central heating radiators, TV/aerial point and tiled flooring. The focal point of the room is the cast iron fireplace with an oak mantel and a slate hearth.

WC

Having a side facing timber glazed window, recessed lighting, central heating radiator and tiled flooring. The suite in white comprises a low-level WC and a wash hand basin with a Villeroy & Boch chrome mixer tap and storage beneath. There is also a matching vanity cabinet with a marble surface.

Under-Stairs Storage Cupboard

Having a wall mounted light point and cloaks hanging.

Boiler Cupboard

Having a recessed light point and housing the Ideal boiler.

Lounge

18'2 x 14'9 (5.53m x 4.50m)

A beautiful lounge with a side facing timber glazed window and a rear facing timber glazed partially obscured window, both with fitted shutters. Also having a ceiling with coving and decorative mouldings and a pendant light point. There are wall mounted light points, a dado rail, antique central heating radiators, TV/aerial cabling, deep skirtings and herringbone oak flooring. The focal point of the room is the cast iron fireplace with a marble mantel and a slate hearth.

Kitchen

11'4 x 7'6 (3.46m x 2.29m)

A traditional kitchen with a side facing timber glazed window, a rear facing timber glazed window with fitted shutters, coved ceiling, recessed lighting, partially tiled walls, heated towel rail and herringbone oak flooring. There is a range of fitted base/wall and drawer units, incorporating illuminated glazed display cabinets, matching oak work surfaces, under-counter lighting and an Armitage Shanks Belfast sink with a chrome mixer tap. The appliances include a Belling range cooker,

which comprises a six-ring gas hob, induction plate, two ovens, grill, warming drawer and an Elica extractor fan above. There is also space/provision for a dishwasher, a washing machine and a fridge/freezer.

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing

Having a side facing timber glazed window, coved ceiling, pendant light point, central heating radiator and deep skirtings. Timber doors open to the master bedroom, bathroom, bedroom 2 and bedroom 3. Access can also be gained to a loft space.

Master Bedroom

20'4 x 10'11 (6.21m x 3.33m)

A spacious double bedroom with a side facing timber glazed window with fitted shutters and a window seat. Also having a coved ceiling, pendant light point, central heating radiator, TV/aerial point and deep skirtings. A timber door with an obscured glazed panel opens to the master en-suite shower room. Access can also be gained to a loft space.

Master En-Suite Shower Room

Being fully tiled and having recessed lighting, an extractor fan, chrome heated towel rail, feature lighting and an illuminated vanity mirror. There is a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, is a wet room shower with a fitted Aqualisa shower, a recessed tiled shelf and a glazed screen.

Bathroom

Being fully tiled and having a side facing timber glazed window, recessed lighting, fitted vanity mirror and a chrome heated towel rail. A roller shutter opens to a space where the hot water cylinder is located. There is a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, a fitted Aqualisa shower and a folding glazed screen.

Bedroom 2

18'1 x 17'0 (5.52m x 5.17m)

Another double bedroom with a side facing timber glazed window with fitted shutters and a rear facing timber glazed sash window with secondary glazing. Also having a coved ceiling, pendant light point, picture rail, central heating radiators and deep skirtings. The focal point of the room is the cast iron fireplace with a slate hearth.

Bedroom 3

14'4 x 9'0 (4.36m x 2.75m)

Having a side facing timber glazed window with fitted shutters and a window seat and a rear facing timber glazed sash window with secondary glazing. Also having a coved ceiling, pendant light points, picture rail, central heating radiators and deep skirtings.





### Lounge

18'2 x 14'9 (5.53m x 4.50m)

A beautiful lounge with a side facing timber glazed window and a rear facing timber glazed partially obscured window, both with fitted shutters. Also having a ceiling with coving and decorative mouldings and a pendant light point. There are wall mounted light points, a dado rail, antique central heating radiators, TV/aerial cabling, deep skirtings and herringbone oak flooring. The focal point of the room is the cast iron fireplace with a marble mantel and a slate hearth.



### Master Bedroom

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### Kitchen

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### Bathroom

Being fully tiled and having a side facing timber glazed window, recessed lighting, fitted vanity mirror and a chrome heated towel rail. A roller shutter opens to a space where the hot water cylinder is located. There is a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, a fitted Aqualisa shower and a folding glazed screen.







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**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains gas, mains electricity, mains water and sewage treatment plant drainage. The broadband is fibre to the cabinet and mobile signal quality is good.

**Rights of Access/Shared Access:** The neighbouring property, Horseshoe Cottage, has a right of access over the driveway only from the road to their gate.

**Covenants/Easements or Wayleaves and Flood Risk:** There are covenants, easements and wayleaves. The flood risk is very low.

**Other Information:** 4 Wansfell Home, attached to the East of the building, is not included and has its own separate access.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



1, 2 & 3 Wansfell Holme  
Windermere, Cumbria LA23 1LS

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