



Mallards
3 Holbeck Close | Windermere | The Lake District | LA23 1NA

FINE & COUNTRY

MALLARDS



Welcome to Mallards 3, Holbeck Close, Windermere, LA23 1NA

Location is key for Mallards. Nestled in leafy surrounding and elevated above Lake Windermere, this south and west facing detached house enjoys a sunny aspect and fabulous views as well as sunsets over the Lake to the undulating fells beyond.

Tucked away, this is a remarkably quiet and peaceful location, it's hard to believe that it lies midway between the bustling resorts of Ambleside and Windermere providing an exceptionally central location, excellent for reaching and enjoying all that the unparalleled Lake District has to offer.

Holbeck Close is an exclusive cul-de-sac of six individual detached houses, all dating back to the late 1970s/early 1980s. Since new it has been a much-loved home for successive generations of the same family, it would now be fair to say that Mallards is ready for an overhaul and whilst the fabric of the property has been well maintained it would benefit from a refurbishment. The layout, space and light would all lend themselves to a contemporary scheme bringing in the best of modern design and digital smart home enhancements.

The accommodation offers an open plan entrance, dining hall, a striking main reception room with mezzanine area. There is a kitchen, utility room and cloakroom. There are three primary bedrooms, one with an ensuite bathroom, a second having an ensuite shower room and the third having use of the house bathroom. Positioned off the main living area is a versatile room, currently a fourth bedroom, it could also be a snug, home office or playroom. Continuing the feeling of openness and space, informal gardens surround the house, the drive provides parking and there is a single garage. All in all, it's a generous plot of 0.6 acres.

Preserving the overall seclusion, privacy and tranquility of Holbeck Close, a clause within the deeds of all six properties prevents them from being let for holiday use. It's a small but important point and maintains the exclusivity of this development.

“ We will miss the ability to really get away from it all here; it is so peaceful and quiet; on the busiest of days during the holiday season you'd never know there was anyone else in the Lake District.”









Location

Far from the madding crowd, this is a quiet and tranquil location. Commanding an elevated setting there are fabulous views that encompass the high peaks from Great Howe Crag all the way round to Esk Pike, taking in Black Sails, Cold Pike, Pike of Blisco, Gunson Knott, Symonds Knott and Bow Fell in between. Holbeck Close is entered through impressive stone pillars, the attractive and gently curved driveway rising through open plan gardens towards the houses. There are six properties, all individually designed and positioned to retain individual privacy and enjoy the extra special views that this unique setting offers.

Midway between Ambleside and Windermere this is a super position for full or part time living. In the heart of unrivalled walking country, it is also handy for schools, shops and local amenities in both towns and benefits from ready access to a fabulous choice of places in which to dine out; establishments offering everything from a light bite to Michelin starred fine dining. The advantage of life in the centre of such a popular tourist destination is being able to enjoy facilities year round – cinema, live music, theatre and a wide array of visitor attractions.

The vendors tell us that between the owners at Holbeck Close there is a great sense of community; helpful and friendly whilst respectful of each other's privacy.

“ The house faces south and so we enjoy day long sunshine; there are wonderful sunsets to be had as well. The views are fabulous; and it's not just the lake and the fells, at New Year we enjoy watching the fireworks from the local hotels below us.”

“We've a dog and love to get out on the fells. The walks from here are wonderful, even during peak holiday times it's possible to walk and not see another person.”



Step inside

The main living area is open plan, all set under the high apex of the roof – it's a dramatic space and one with an undeniable wow factor. Perfect for family life and one which really comes into its own if you choose to open your doors to friends. The front door leads to an entrance area off which there is a cloakroom with space for hanging coats and a separate loo. The entrance extends into the dining area with five steps ascending to the vast reception room – space, light and above all, views. It's a truly wonderful room. With a slated surround there is an open fireplace and a set of pine open riser steps up to a mezzanine area; it's a lovely place to read or catch up on email correspondence. Sliding glazed doors open to the glass fronted balcony with plenty of room for outdoor furniture – this is a relatively new addition to Mallards and has transformed the outside space as it effectively has created another room – the views are fabulous, the sunsets divine. No wonder the owners have enjoyed it so much.

Positioned off the main living area is a versatile room – currently used as a fourth bedroom it could equally well be a snug, home office or a playroom if you had little ones. As a glazed door opens to the wrap around balcony it has created a circular flow.

Although a little dated in many respects the kitchen is extensively fitted and would certainly set you on as you made your own future design choices. It has tantalizing lake glimpses in the summer, with a better view of the water and fells when the leaves are down. There's one bedroom off the dining area with an ensuite shower room which enjoys a view of the lake.

The main bedroom accommodation is on the lower ground floor. Central is a hall with a useful under stairs cupboard. The dual aspect primary bedroom suite has a picture window and will enjoy winter views of the lake; this bedroom has an ensuite bathroom. There's a second double bedroom on this floor (with a leafy outlook and glimpses of the lake becoming more pronounced during winter) and a house bathroom. Completing the layout on the lower ground floor is the utility room. There's a sink unit, storage cupboards, plumbing for a washing machine and as the boiler is here it makes a good wet weather entrance and place to dry off outdoor boots and coats on the ceiling mounted airer.

All in all, Mallards offers light, views, space and excellent potential to bring it up to date with a refurbishment reflecting your own specification and taste.





















Step outside

When the plans for the development now known as Holbeck Close were first drawn and submitted for planning permission the scheme was for eight houses, these were rejected, and a more modest scheme of six houses gained approval. The result is that a few of the houses on the close have effectively the benefit of a double plot. Mallards is one such fortunate house with a generous garden surrounding the property and then across the drive, an equally generous second lower garden. In total, the gardens measure 0.6 acres.

In the top garden around the house there are beech hedges to the east and west and a further hedge to the north. Daffodils grow through the grass by the balcony and look lovely from the bedroom. Whilst open plan to the drive, there is a fenced and gated area to the side with a small freshwater stream, ideal if you have a dog as it enables them to be let out from the kitchen door and to be secure.

The lower garden includes a pond around which daffodils grow in spring and where a variety of flowering shrubs provide pops of colour. Within this lower garden a striking feature is an imposing set of garden steps, which previously formed part of the formal gardens of the neighbouring Lakeland residence, Cringlemire. Whilst they effectively don't lead anywhere, they are a most delightful feature harking back to a bygone era of English country house landscape design.

Looking over both gardens and with a panoramic view that takes in fells and Lake Windermere is the fabulous contemporary wrap around glass fronted balcony.

To the rear of the house is a private drive which provides parking and leads to the single detached garage which has an up and over door, power, light and water.

Overall, the relatively informal garden is intended to be as low in upkeep terms as possible with little to do other than keep on top of the grass, and periodically trim the hedges and shrubs. This leaves more time to enjoy a spot of rest and relaxation on the balcony and for getting out and exploring the great outdoors on your doorstep.



“ The addition of the balcony has been a game changer, it has been another room for us; in summer we are out there as often as possible. Sat outside, enjoying a glass of wine as we watch the setting sun is a great way to end a day. We particularly wanted a glass balustrade without a handrail so that we had a continuous, uninterrupted view whether sat inside or out on the balcony itself. An unexpected bonus of the glass is that it also provides shelter if there is a breeze which just enables us to sit outside for longer!”

“During the winter months we enjoy even wider views; from this high point we look down on the ribbons of clouds along the lake, the snow on the tops and the colours of the fells changing with the light are stunning. It's an ever-changing view.”



Mallards

Approximate Gross Internal Area : 157.88 sq m / 1699.40 sq ft
 Garage : 20.28 sq m / 218.29 sq ft
 Mezzanine : 5.35 sq m / 57.58 sq ft
 Total : 183.51 sq m / 1975.28 sq ft



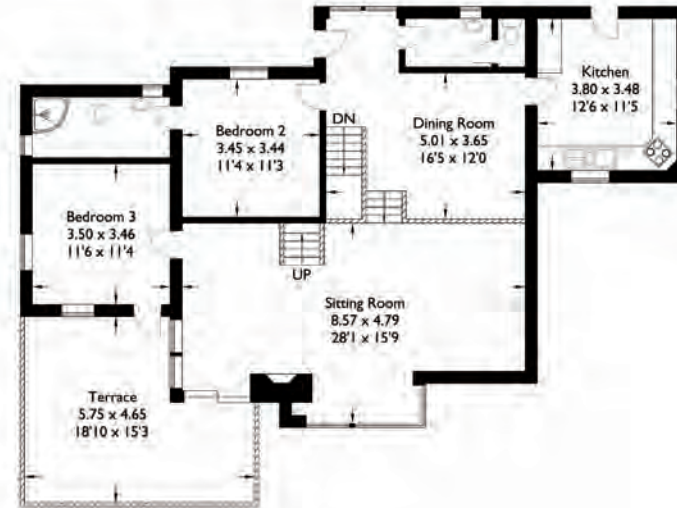
Mezzanine



Garage

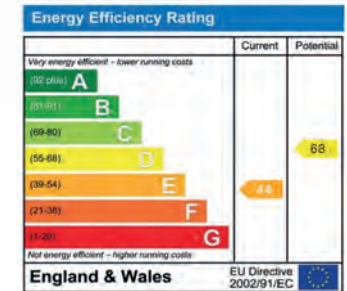


Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29.07.2024



FURTHER INFORMATION

On the road

Ambleside	2.6 miles
Windermere	3.5 miles
Grasmere	7 miles
Kendal	11.9 miles

Transport links

Oxenholme (railway station)	15.4 miles
M6 J36	18.5 miles
Manchester airport	93.4 miles
Liverpool airport	98.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Superfast speeds potentially available from Openreach of 53 Mbps download and for uploading 10 Mbps. The vendors inform us that Fibrus have brought fibre connectivity to the property and it is available for connection.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere with frequent services to Oxenholme.



Schools

Primary

Ambleside CoE Primary School
Goodly Dale Community Primary School, St Martin's and St Mary's CoE Primary School and St Cuthbert's Catholic Primary School, all in Windermere
Windermere School (Independent)

Secondary

Windermere School (Independent)
The Lakes School, Troutbeck Bridge

Further Education

Kendal College
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)

Directions

what3words [stops.sideburns.minimums](https://www.what3words.com/stops/sideburns.minimums)

Use Sat Nav **LA23 1NA** with reference to the directions below:

Exit the M6 at J36 and take the A591 through Windermere and onwards towards Ambleside. After driving through Troutbeck Bridge and passing Brockhole on Windermere, the Lake District National Park Authority's visitor centre you will approach The Langdale Chase Hotel on the left. Take the next right turn onto Holbeck Lane and follow the lane as it climbs for around a mile. The entrance to Holbeck Close is on the left and has impressive stone pillars either side. The private drive winds its way up, upon reaching the top there are three entrances, Mallards is on the right, there is a name sign at ground level on the right.

Local Authority

Westmorland and Furness Council – Council Tax band G

Local leisure activities

Places to visit – Brockhole on Windermere, the Lake District National Park Authority's visitor centre, Blackwell, Bowness-on-Windermere (the Arts & Crafts house by Baillie Scott), the Jetty Museum, Windermere as well as many local National Trust locations to visit, including Townend in Troutbeck, Beatrix Potter's house Hill Top at Near Sawrey, the steam yacht Gondola on Coniston Water and the Claife Viewing Station on the shores of Lake Windermere.

Dove Cottage and Wordsworth Museum, Grasmere

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness-on-Windermere

Golf courses at Windermere, Crook and two at Kendal

Cinema and live music at Zeffirellis and Fellinis, both in Ambleside

Steamers and boat hire at Bowness-on-Windermere and Waterhead, Ambleside

Spa and gym facilities at several local hotels as well as wild swimming in the lakes and tarns

Live theatres at The Old Laundry in Bowness-on-Windermere, Theatre by the Lake in Keswick and The Brewery in Kendal

Places to eat

The Lake District is an absolute treat for food lovers with Cumbria enjoying its fair share of Michelin starred restaurants. Near to Mallards are well regarded hotels, the Langdale Chase Hotel and Low Wood Bay Resort and Spa.

Informal dining, cafes and pubs

Between them, Windermere and Bowness offer a wide choice including Boardwalk, Baha, Café Italia, San Pietro and Homeground

Within Ambleside you'll find a great selection, Zeffirellis, Fellinis, Force café and terrace, Kysty, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café, Ambleside Tap Yard (they brew their own beer).

The Mortal Man Hotel and Queens Head, Troutbeck
The Yan at Broadrayne, Grasmere

Special Occasions

The Samling, Linthwaite House and Gilpin Hotel, Windermere
The Old Stamp House Restaurant and Lake Road Kitchen, Ambleside
Forest Side Hotel, Grasmere

Great walks nearby

Straight from the door you can access the fells of Wansfell and Jenkins Crag from Skelghyll Lane which runs to the rear of the house. Skelghyll Lane may also be followed down into Ambleside for a bite to eat, returning home along the side of Lake Windermere and back up to the house via a path behind the Low Wood Bay Resort. There is also a lovely walk to Troutbeck, where you could stop at The Mortal Man for lunch.

Please note

Each of the six properties owns a section of the private drive from the public highway subject to rights of way for the remaining five properties; individual owners are responsible for upkeep of their section.

Services

Mains electricity and water. Oil fired central heating from a combination Worcester boiler in the utility room, controllable via a HIVE mobile application. Private drainage to a septic tank located within the top garden.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: electric hob, double oven with grill (all Bosch), Elica fan above, dishwasher and Zanussi fridge freezer. Most of the furniture is available by further negotiation.

Restrictions

A clause prevents the property from being let for holiday use.

Guide price £1,250,000

Tenure
Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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