



Wykefield
Pull Woods | Ambleside | Cumbria | LA22 0HY

FINE & COUNTRY

WYKEFIELD



Situated in the heart of the Lake District National Park, in a quiet rural location nestled between the popular conservation village of Hawkshead and vibrant Ambleside, Wykefield is a prominent detached home offering luxury and spacious accommodation perfectly designed for modern family life.







Wykefield has undergone a sympathetic refurbishment and modernisation in recent years and is finished to an exceptional standard, with quality fittings and luxury brands throughout; it offers well-proportioned accommodation to include a show stopping open plan kitchen, dining and living area complete with a bespoke handmade Chalon kitchen. In addition, there is a separate pantry, utility, and three further reception rooms on offer along with a ground floor guest suite presently utilised as two studies. To the first floor, the split-level design creates a mezzanine social area. There are four double bedrooms, of which three are ensuite and the fourth has use of a dedicated shower room. The principal suite is an impressive room with high vaulted ceilings, a concealed dressing room and beautifully presented ensuite. Furthermore, the house also has a large cellar which has potential for conversion to a home cinema and entertainment space.

Encircling the property, the extensive grounds of Wykefield amount to around 3.22 acres and offer private and natural surroundings for enjoyment all year round. The gardens are a mix of lawns, seating terraces, natural shrubbery, wildflower planting and a productive kitchen garden and orchard. There is a range of outbuildings including a garage and workshop block converted from the former stables, a separate garage workshop and store house, whilst the drive provides ample parking.

All in all, this is a prime Lake District residence. Beautifully presented and appointed to a high level in large gardens in a delightful and accessible centrally placed setting.









Location

Wykefield thrives in a truly enviable setting within the quiet and peaceful hamlet of Pull Woods which lies almost equidistant between Ambleside and Hawkshead on the western side of Lake Windermere. Pull Woods benefits from a location that lies within easy reach of the most popular Lake District hotspots, so offering the best of both worlds with ease of access to a host of local bars and restaurants, shops and galleries, cinema, live music events and theatre followed by returning a short distance to the calm and tranquility of home.

This is unrivalled countryside so whether you are seeking out the Lake District for rest and relaxation, for quiet contemplation and inspiration or for exertion and exhilaration there is something here for everyone. Striding out on the fells (there are many fabulous walking routes to be found right from the front door), cycling the lanes, wild swimming or simply pottering around the shops and sampling the tea and cake on offer, for countless past, present and future generations the Lake District has it all – there's nowhere quite like it. This is your opportunity to buy a slice of heaven, your own private haven.







STEP INSIDE

Built in 1890, Wykefield has undergone extensive remodeling over the years. When the present owners acquired the property in 2010 they began a journey to restore some of the property's unique heritage and in doing so have achieved a perfect balance between old and new, a home that is well suited to modern day family living.

A large glass front door opens into the entrance hall which sets an impressive tone for this inspiring home, with stylish and tasteful interiors throughout and an exterior that reflects traditional Lakeland architectural styles with attractive Lakeland stone fronting and beautiful bronze framed casement windows.

Rich Canadian oak floors run throughout the reception rooms, which include a dining room, open plan living and sitting room, two separate studies and a snug. A beautiful stained glass door and surround leads into the first of these, the dining room. Essentially made up for two rooms, this is a great space for formal entertaining with French doors commanding lovely countryside views and leading out onto the flagged seating terrace.

The open plan living and sitting room was again formerly two rooms, combined to create one flowing space that is flooded with natural light thanks to the triple aspect and large bay windows either side as well as French doors opening onto the surrounding gardens and terraces. A large mahogany fireplace housing a gas fire helps create a cosy atmosphere in the winter months and you can easily get lost in the peaceful rural vistas enjoyed across the multiple aspects.

In addition to these reception spaces there is also the cosy yet still sizeable snug featuring decorative slate open fire and again, French doors open out onto the terrace. Prior to the renovation part of the ground floor was utilised as an annex which has now been converted to create two versatile rooms presently used as excellent studies, ideal for those looking to work from home or have dedicated space devoted to hobbies. The larger of these rooms would also make a fantastic ground floor guest double bedroom and is served by a ground floor shower room, meaning the space could revert back to an annexe if preferred as it is also accessed via an inner hall with external access from one of the study rooms. There is also a guest cloakroom and understairs storage cupboard off the entrance hall.

Certainly the heart of the home and exceptionally impressive is the stunning open plan kitchen which brings an undeniable WOW factor to Wykefield. A generous room with space for dining and relaxed seating, it's easy to see how this would become the main hub for life here. An

inner hall from the entrance leads via a useful storage area where slate floors benefiting from underfloor heating extend into the open space. The handmade bespoke Chalon kitchen is both modern and traditional aesthetics, with the solid wooden units topped with granite worktops and a large central Victorian style island with a walnut worktop. Quality appliances support eight hob Rangemaster oven. Full length windows offer lovely views over the front whilst also illuminating this fantastic space with plenty of natural light. French doors lead out onto the flagged terrace, highly convenient and accessible for barbecuing in warmer months. Supplemented by electric underfloor heating under the slate tiled floor.

Ancillary rooms comprise a spacious utility/boot room with feature vaulted ceiling, a selection of wall and base units with granite work top with sink unit and wine cooler, which prove extremely useful to ensure you never run out of store cupboard ingredients, additionally perfect for storing muddy boots after enjoying being out and about exploring. A secret door within the kitchen floor leads down to the extensive cellars, which run across the majority of the ground floor. Well-proportioned and with high ceilings, at present this a fantastic storage space however it offers scope for conversion (subject to the necessary consents) and would make for an impressive entertainment suite and wine cellar.

The traditional staircase leads from the entrance to the split level mezzanine landing which affords a fantastic open space ideal for a leisure area currently houses gym equipment in front of French doors that lead out onto a private glass balustraded balcony.

And so to bed; there are four double bedrooms which have each been tastefully updated. Three of these boast contemporary ensembles and the fourth has use of the dedicated shower room, whilst each offers a unique view over the surrounding countryside. The enviable principal suite is located along an inner landing. This fantastic space offers a large bedroom with high angled ceilings and Velux windows for plenty of natural light. A false wall disguises access to a 'his and hers' dressing area and fitted walk-in wardrobe. The ensuite bathroom is beautifully finished with twin basins set upon a wooden unit, large walk-in rain shower and freestanding contemporary bath. There are ample storage spaces found across the first floor with two walk-in linen cupboards and large storage rooms in two of the bedrooms.











STEP OUTSIDE

Private wireless video-controlled gates open on to the private drive that sweeps down through the grounds, bounded by lawns either side and leading up to the parking area in front of this impressive residence. The drive then splits off to the detached garage and workshop block.

Around 3.22 acres of private grounds surround Wykefield to create a secure and private haven from which to watch the local wildlife and enjoy the stunning surrounding Lake District views. The gardens have been extensively landscaped by the current owners, in order to create a large, but manageable, Lakeland garden. Steps connect the different areas of the garden from flagged terraces perfect for alfresco dining and entertaining with gently sloping lawns that offer elevated views across the unspoiled countryside. Keen cooks and those with green fingers will be delighted with the large walled orchard complete with an array of vegetable plots and established soft fruit bushes. This area is a gardener's dream and is fantastic for those keen to achieve a degree of self sufficiency. Fruit trees include a selection of apples, damson and pear trees.

In terms of outbuildings, Wykefield has everything you could be looking for with a converted stables block now offering garaging, a workshop, good storage and even a 'man cave'. There is also a separate newly constructed vehicle workshop with a double height roller door and car lift, all accessed from a driveway branching off from the main drive leading to the house.



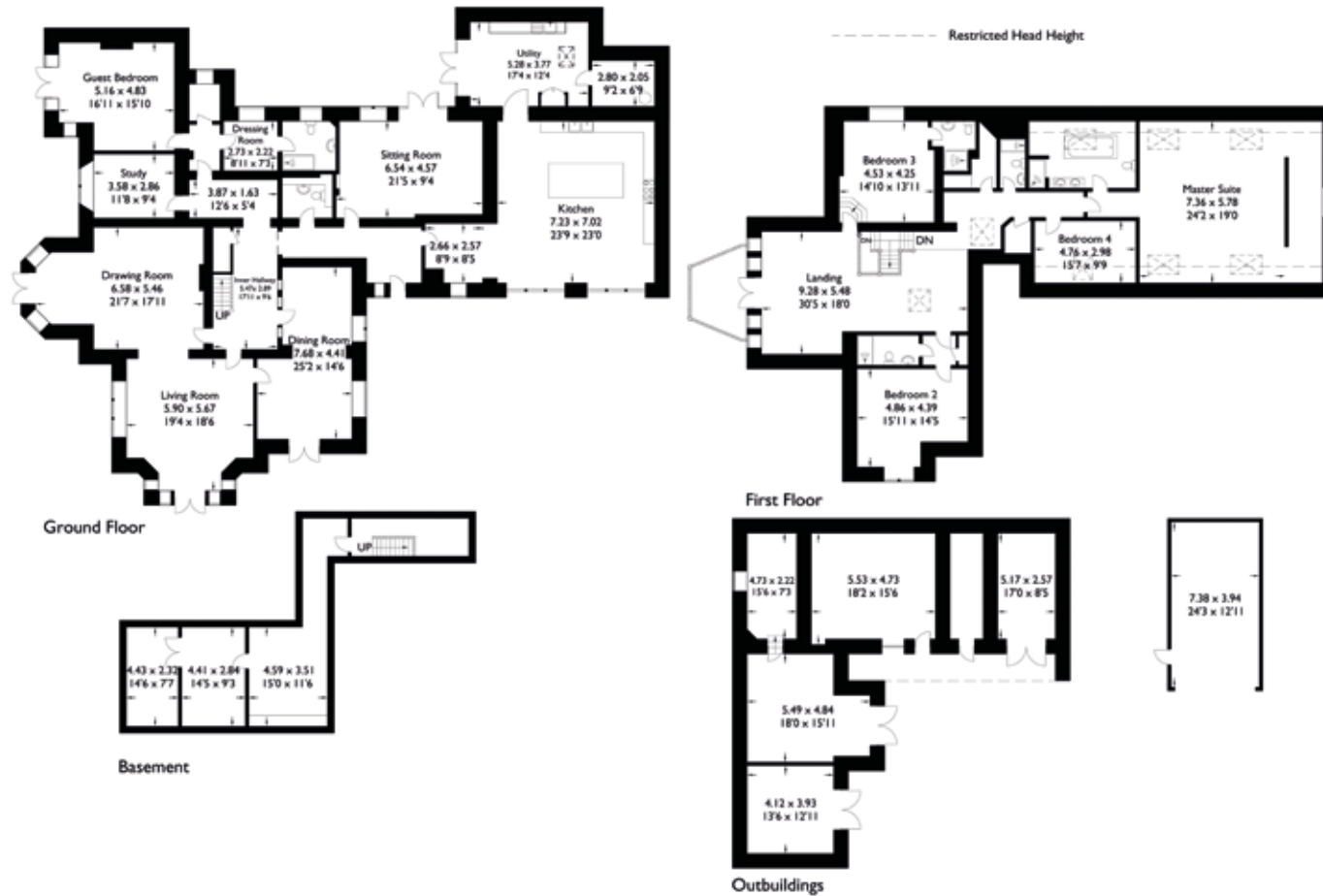


Wykefield

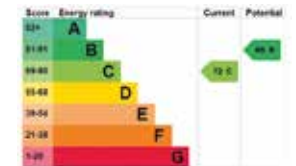
Approximate Gross Internal Area : 593.98 sq m / 6393.54 sq ft

Outbuildings : 135.54 sq m / 1458.94 sq ft

Total : 729.52 sq m / 7852.48 sq ft



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



FURTHER INFORMATION

On the road

Ambleside	2 miles
Hawkshead	3.1 miles
Coniston	5.7 miles
Windermere	5.9 miles
Grasmere	5.9 miles
Kendal	14.4 miles
Manchester	86.5 miles

Transport links

M6 J36	20.9 miles
Oxenholme (railway station)	17.8 miles
Manchester airport	96.8 miles
Liverpool airport	101.4 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 80 Mbps download and for uploading 20 Mbps.

Mobile

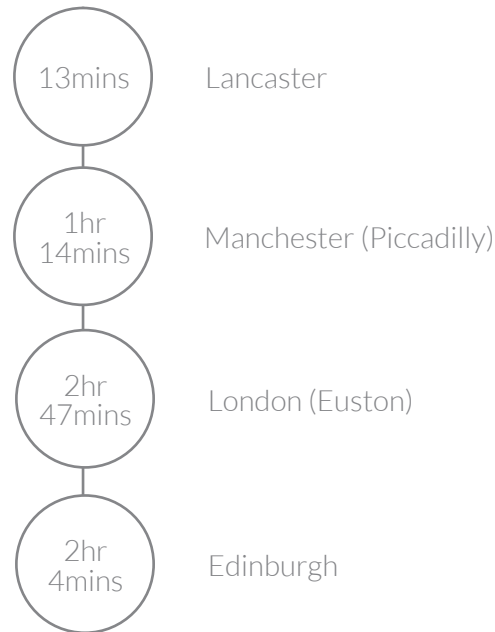
Indoor: No services reported from EE or Vodafone. Three reported as 'likely' for both Voice and Data services. O2 reported as 'limited' for Voice services, with no Data services.

Outdoor: EE, Three, O2 and Vodafone reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

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.



Local Authority

Westmorland and Furness Council

Schools

Primary

Ambleside CoE Primary School
Hawkshead Esthwaite Primary School
Windermere School (Independent)

Secondary

Windermere School (Independent)
The Lakes School, Troutbeck Bridge (11 – 18 years)
John Ruskin School, Coniston (11 – 16 years)

Further Education

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

Directions

what3words earl.thrilled.ferried

Use Sat Nav LA22 OHY with reference to the directions below:

Leave Ambleside on the A593 heading towards Coniston, turn left over the river Brathay onto the B5286 signposted Hawkshead. After approximately 1 mile the gated driveway entrance can be found on the right.

Local leisure activities

Places to visit – Brockhole on Windermere (the Lake District National Park Authority's visitor centre), Blackwell (the Arts & Crafts house by Baillie Scott), the Jetty Museum, Dove Cottage and Wordsworth Museum, as well as many local National Trust attractions, including Wray Castle, Brantwood, Hill Top (Beatrix Potter's house) and the steam yacht Gondola on Coniston Water.

Boating - Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere as well as steamer trips and boat hire at Waterhead, Ambleside

Golf courses at Windermere, Keswick and two at Kendal

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

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

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

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

Places to eat

The Lake District is a paradise for food lovers, here are a few of our local favourites:

Informal dining, cafes and pubs

The Drunken Duck Inn, Barnegates, Ambleside

The Outgate Inn, Outgate

In Hawkshead - The Queens Head, The Red Lion and The Sun Inn

In Ambleside - 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

Joey's Café at Wray Castle, Claife Viewing Station and during the summer at Hill Top

Cuckoo Brow Inn, Far Sawrey

Tower Bank Arms, Near Sawrey

Chesters by the River, Skelwith Bridge

In Grasmere - The Yan at Broadrayne, The Jumble Room,

Mathilde's Café and The Swan

Special occasions

The Old Stamp House Restaurant and Lake Road Kitchen, Ambleside

The Samling, Linthwaite House and Gilpin Hotel, Windermere

Forest Side Hotel, Grasmere

L'Enclume and Rogan and Co, both in Cartmel

Services

Mains electricity and gas. Gas fired central heating from a pair of boilers located in the store room at the rear of the kitchen. Underfloor heating in the kitchen and utility.

Water supply from a private borehole located within the grounds. Filter equipment located in the garage.

Drainage to two private septic tanks located in the front garden.

Remote control video accessed entry, external CCTV, integrated SONOS sound system to the ground floor.

Guide price £2,650,000

Council Tax band H

Tenure
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: Britannia Rangemaster with an eight ring gas hob, two Fisher & Paykel dish drawers, Quooker hot water tap, Hoover washing machine and Bosch dryer.



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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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