



Roda House
Winster | Windermere | The Lake District | LA23 3NL

FINE & COUNTRY

RODA HOUSE



Welcome to Roda House Estate, Winster, Windermere, LA23 3NL

A unique and rare opportunity, to purchase an entire secluded private estate, offering over 11 acres of private grounds. With two detached houses, five spring fed natural tarns, a large steel framed outbuilding, four bay poly tunnel and two static caravans all surrounded by informal gardens and woodland. With no third party rights of way infringing on privacy, it collectively offers a rare degree of seclusion and privacy in the heart of the Lake District National Park.

Purchased by the present owners circa 2010, Roda House was the original name of the single dwelling which was within the grounds. This underwent a significant extension and remodeling and was then renamed Waterside to reflect upon the unique setting overlooking the tranquil tarn. Far enough away to maintain the element of privacy, Tarnview was then newly built circa 2014.

Both Tarnview and Waterside are currently operated as holiday letting properties. The terms of the section 106 unilateral planning undertaking are such that both have consent for short-term holiday letting accommodation whilst in the current ownership. Upon change of ownership, the properties would both attract local occupancy restrictions.

This unique package provides a plethora of possibilities with its versatility and will appeal to a variety of buyers.









Location

The Winster Valley is a quiet and relatively hidden corner of the Lake District National Park, at its heart is the picturesque village of Winster. The Lyth Valley follows on to the south and includes the small and pretty villages of Bowland Bridge, Crosthwaite and Underbarrow, all being connected by a network of lanes and footpaths.

Together the Lyth and Winster Valleys form a landscape of unspoilt countryside celebrated for its damson trees which cluster in small orchards close to white-washed farmhouses and cottages. Woodlands with carpets of bluebells, green undulating pastures with rocky limestone outcrops and yellow gorse add pockets of colour to the surrounding countryside palette.

Winster is well placed for all that the Lake District has to offer with a good degree of accessibility for road and rail links and yet is sufficiently off the beaten track to maintain a quiet and secluded setting offering an enviable lifestyle; the best of both worlds.



The properties

Both properties have a similar feel, light and airy, with good natural light from the double glazed wooden framed picture windows, multiple sets of French windows and interiors reminiscent of a New England style thanks to the palette of neutral colours and pastel shades, modern oak internal doors, contemporary kitchen, bath and shower room fittings. Offering different accommodation, at Tarnview the living space is all on one level.

The respective garden areas are open to the wider grounds which ensure an uncluttered appearance and give a wonderful sense of openness and freedom.

Waterside

The entrance is straight into the central dining hall, with wood strip flooring and an open riser staircase it is an attractive approach. The kitchen is open plan and separated from the dining hall by a high oak breakfast bar. Sleek and stylish, the cabinets are fitted with cream high gloss doors. Integral appliances comprise a Hotpoint electric oven under a Zanussi hob with extractor fan over, Kenwood fridge freezer, Whirlpool microwave and a freestanding Beko dishwasher. The utility room provides a useful back up and provides a wet weather entrance with a door in from the rear porch. A freezer, washing machine and tumble dryer (all Beko) are here as well as the Vaillant central heating boiler and hot water storage tank.

There are two reception rooms, a sitting room and a smaller snug, both are light rooms with glazed doors and picture windows enjoying good views towards the tarn, both have oak flooring. Paving (in places partially sheltered from the balconies above) runs around the house with access out from the sitting room, snug and master bedroom. All of these three rooms look out towards the tarn and surrounding landscaping.

Waterside offers the flexibility of a ground floor bedroom, the views maximized by French windows and side picture windows. Oak doors front a built in wardrobe and a three quarters height partition separates the bedroom from an ensuite where there is a double ended free standing bath, wash bowl on granite plinth, loo and chrome heated towel rail.

Rising to the first floor and you will find three further double bedrooms, all of them having well equipped ensuite shower rooms. Two have French windows leading out to a chrome and glass balcony to enjoy super views of the tarn and surrounding countryside. All three bedrooms have feature painted tongue and groove boarding.

There's plenty of paved areas and space for outside dining and sofa sets. Surrounding the property are informal gardens and ample parking.

Tarn View

The front oak door is recessed providing a degree of shelter, the door opening to a hall of which is a passageway where you'll find the bedroom accommodation. The open plan living kitchen is a lovely large room with picture windows to three sides giving good views of the garden and trees beyond. French windows open during warmer months to the paved seating areas and for the colder months there is a Morso Squirrel wood burning stove in a painted wooden surround. The oak fronted kitchen units echo the natural environment outside, there is a breakfast bar but also plenty of space for a table too. Internal appliances comprise an Indesit electric oven, a Schott Ceran hob, extractor fan, Beko dishwasher and Essentials fridge. The utility room houses a Zanussi washing machine as well as a freezer and second fridge and with a stable door to outside it makes a good place for coats and boots. Off here is a boiler room with a downstairs cloakroom too.

The bedroom wing offers a master bedroom with an ensuite shower room as well as two further double bedrooms and a family bathroom.

Outside paved areas provide space for garden furniture with views to the main central tarn and beyond, limestone chippings are laid in the parking areas and the whole property is encircled by informal lawns with shrubs, trees and natural rocky outcrops.

















Step outside

Beyond the immediate area of Waterside and Tarnview there are a collection of outbuildings comprising:

A detached single storey outbuilding, roughcast elevations under a slated roof, providing an outside WC and dedicated room for the water filtration system for the private supply.

There are four bay poly tunnels with power and water supply.

A substantial detached steel framed building with a concrete base and sheeted mono pitch roof. Used as a tool and wood store.

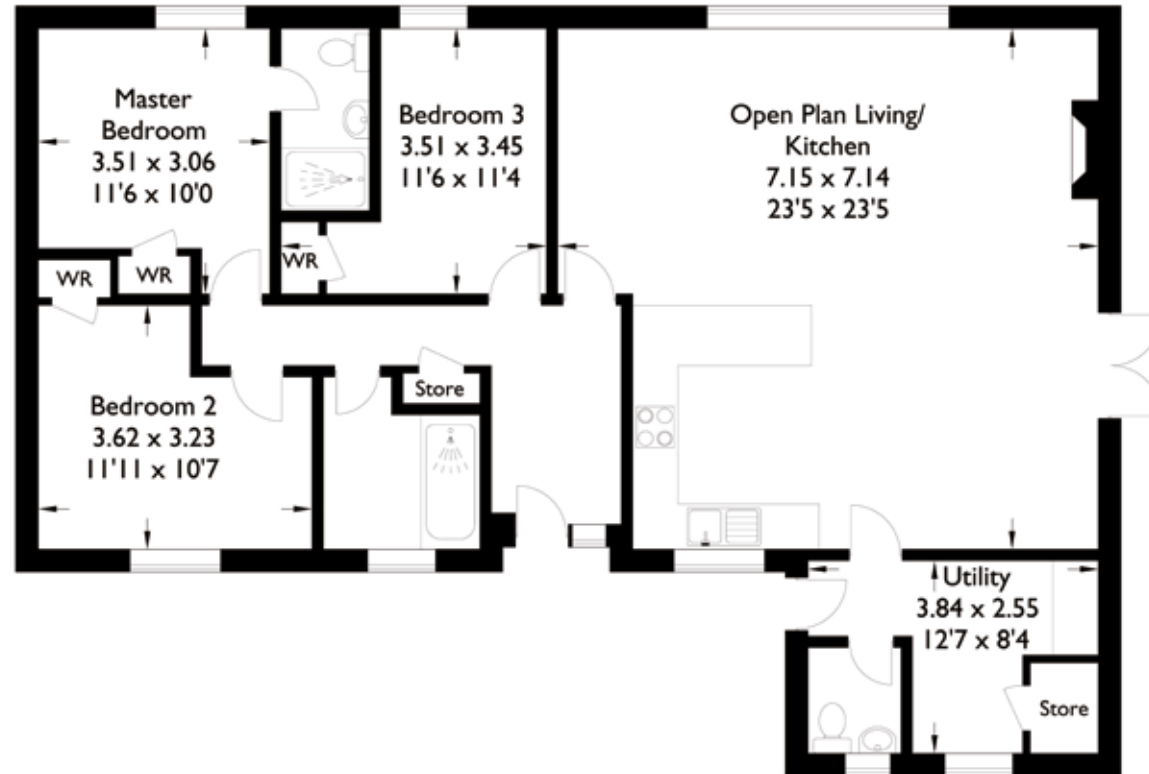
And finally, there are two static caravans on site which provide potential scope for possibly holiday letting.



Roda House - Tarn View

Approximate Gross Internal Area : 106.29 sq m / 1144.09 sq ft

Total : 106.29 sq m / 1144.09 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.

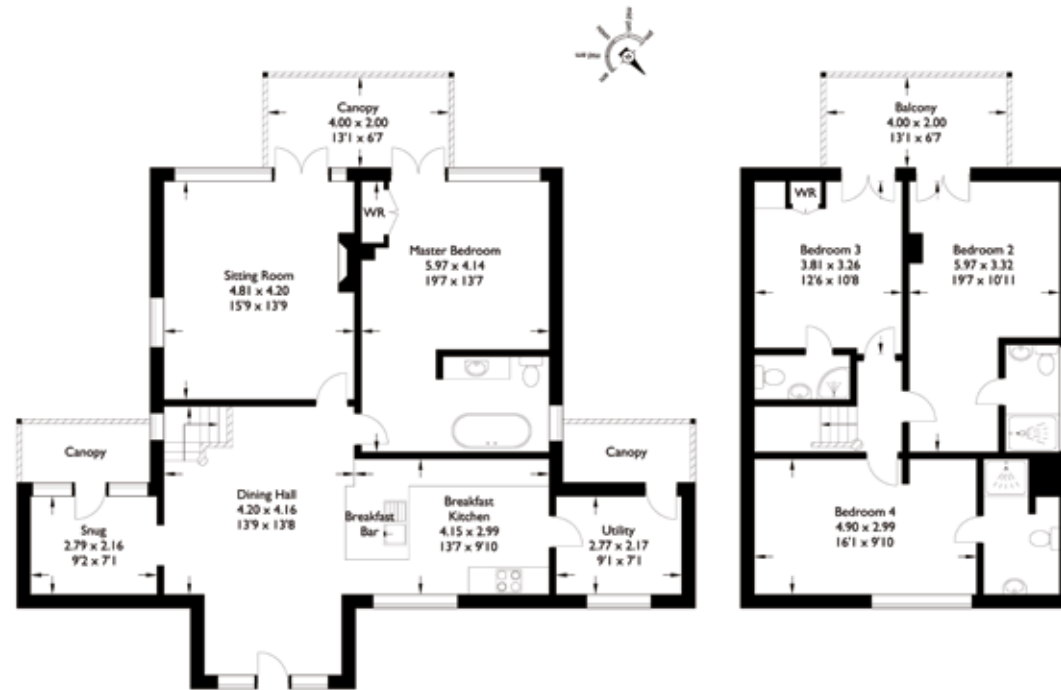


Energy Efficiency Rating	
Current	Potential
<small>EU energy class (A-G) - lower ranking costs less</small>	
A	B2
B	
C	
D	
E	
F	
G	
<small>EU energy class (A-G) - higher ranking costs more</small>	
<small>England & Wales EU Directive 2002/91/EC</small>	
<small>www.epc-wales.com</small>	

Roda House-Waterside

Approximate Gross Internal Area : 156.76 sq m / 1687.35 sq ft

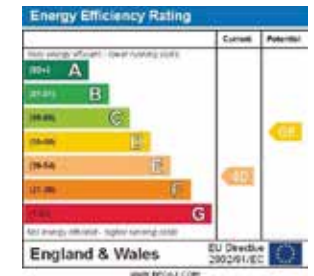
Total : 156.76 sq m / 1687.35 sq ft



Ground Floor

First Floor

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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

Bowness on Windermere	2.8 miles
Windermere	4.1 miles
Ambleside	8.2 miles
Kendal	9.2 miles
Oxenholme	12.5 miles
Hawkshead	12.6 miles
Grasmere	12.7 miles
M6 J36	14.3 miles
Coniston	15.3 miles
Lancaster	28.6 miles
Manchester	81.5 miles
Manchester airport	88.6 miles

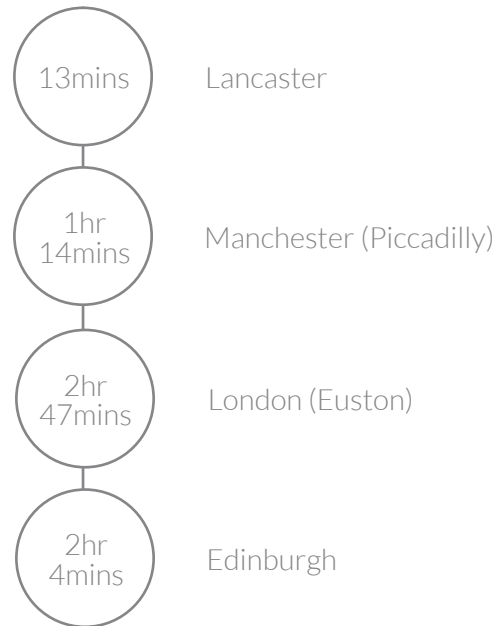
The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode. website from the property postcode.

Internet Speed

9 Mbps download speed (based on Ofcom.com results)

Rail Journeys

Based on approximate direct train journey durations from Lancaster train station. Train service durations vary, please check nationalrail.co.uk for further details.



Local Authority

Westmorland and Furness Council. Both properties are registered for Business Rates with Tarnview having a Rateable Value of £3750 and Waterside having a Rateable Value of £5000. The amount payable will be subject to the applicable multiplier.

Services

Mains electricity.

LPG Gas central Heating

Private Water (Bore Hole)

Private Drainage Treatment plant x1

Directions

what3words: ///solutions.courtyard.starlight

Use Sat Nav LA23 3NL with reference to the directions below:

Approaching Winster from Bowness on Windemere on the A5074, as you reach the "Winster" village sign there are two turns immediately before, take the first. Continue along the single track lane and at the junction, bear right where the finger post indicates "Green Lane". It's the second drive on the left, as the tarmac ends. In total, from the drive entrance to the A5074, it's 0.3 mile in total.

Things to do in the area

Local leisure activities

Blackwell – The Arts and Crafts house (Bowness on Windermere)
Windermere Motor Boat Racing Club
Royal Windermere Yacht Club
Windermere Golf Club, Kendal Golf Club and Carus Green Golf Club (also at Kendal)

Local eateries

Informal country pub dining:

Informal country pub dining
The Brown Horse (Winster) – an easy walk away
The Punch Bowl Inn (Crosthwaite)
The Black Labrador (Underbarrow)

Fine dining:

Linthwaite House (Bowness on Windermere)
Gilpin Hotel and Lake House (Bowness on Windermere)
The Samling (Windermere)
Forest Side Hotel (Grasmere)
L'Enclume and Rogan & Co (both at Cartmel)

Great walks nearby

You're in the Lake District so there are 214 Wainwright fells to conquer, but if you fancy something possibly at a slightly lower level and also straight from the house then there is a network of lanes, bridlepaths and footpaths to explore.

Schools

Primary

There are several in both Windermere and Kendal
Windermere School (independent school)
Sedbergh School (independent preparatory school at Casterton)

Secondary

The Lakes School (Troutbeck Bridge)
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The Queen Katherine School and Kirkie Kendal School (Kendal)
Windermere School (independent school)
Sedbergh School (independent school)

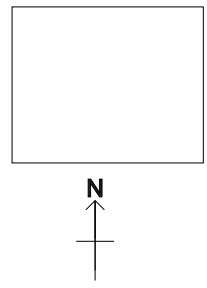
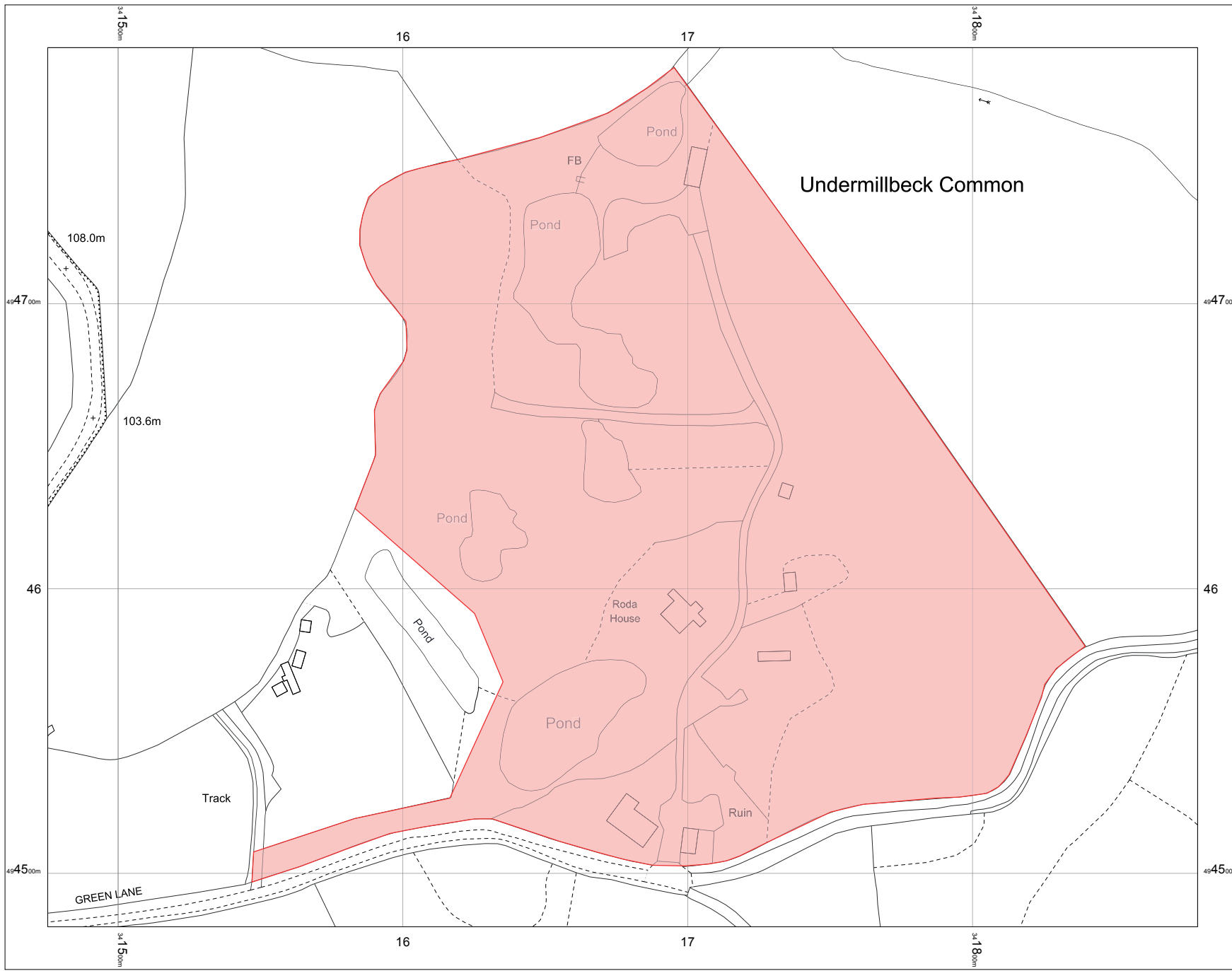
Included in the sale

Both properties are for sale fully furnished.

Guide price £1,500,000

Properties have business rates

Tenure - Freehold



OS MasterMap 1250/2500/10000 scale
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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.

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