



New Lodge
6 Applethwaite Hall | Windermere | The Lake District | LA23 1PZ

Welcome to New Lodge, 6 Applethwaite Hall, The Common, Windermere, LA23 1PZ

Contemporary, well equipped and stylish, New Lodge is a single storey wing of Applethwaite Hall, an impressive country house, built in 1901 in the style of the Arts & Crafts Movement, an architectural style popular in the Lake District at the turn of the century with wealthy business owners commissioning their own country retreats.

The house had historically been converted into flats but then, in 2016/17, was remodeled by The Eric Wright Group into twelve individual properties and became known as Applethwaite Hall. The bespoke properties range from one to three bedrooms and unusually have no occupation restrictions, so owners are free to live there full or part time, or use for investment purposes and let them commercially either to long term tenants or on the holiday market.

Whilst the setting is secluded, a real hidden gem, the location is remarkably accessible, being a short drive off the main road into Windermere when travelling in from the south. It's a tranquil and quiet position, offering excellent accessibility for exploring the wider National Park.

Rare in a country house conversion, New Lodge has its own front door so enjoys a degree of independence whilst still benefitting from being part of this small and select residential community. A major selling point is the delightful courtyard garden which provides a private and enclosed walled outside space, ideal if you have young children or dogs. Here you will find space to recline, wine and dine and importantly enjoy the hot tub after a day on the fells. Beyond the courtyard garden is a private parking space, further visitor parking, beautiful landscaped communal gardens and woodland, secure cycle storage and a shared bin/recycling store.

Stepping inside, the accommodation is beautifully appointed and arranged all on one level, combining good quality fittings with stylish interior design. It provides an entrance hall, useful plant room/walk-in store, sociable open plan living kitchen, a principal bedroom with ensuite shower room, second double bedroom and a house bathroom.

Comments in the visitor's book say it all...

"Wham Bam thank you mam, a high quality guest experience."

"Beautiful location, good vibes and a lovely ambience."

"This place is an absolute gem."

"This is our third visit and it never fails to impress."



Location

Described in the visitor's book as "quiet and peaceful", in the heart of the magnificent Lake District, Applethwaite Hall enjoys a privileged position. Tucked away amongst unspoilt and undulating countryside it remains within walking distance of the vibrant village of Windermere with its choice of cafes, bars and restaurants, gift and grocery shops; there is a branch of regional favourite, Booths as well as Sainsbury's and the Co-op.

Perfect for dipping in and out, such a central location will appeal to anyone seeking a base from which to enjoy the wider Lake District as all the well-known destination villages lie within easy reach for day trips.







STEP INSIDE

With no occupancy restrictions, New Lodge may be enjoyed by all, currently a holiday let, it makes a great investment opportunity but could also be enjoyed as a main residence or as a relaxing second home for regular doses of rest and relaxation away from the stresses and strains of everyday living.

There is a modern yet homely design aesthetic which flows seamlessly throughout. Contemporary styled kitchen, bath and shower room appointments and the décor, furniture, soft furnishings and artwork have all been carefully curated for a sophisticated and relaxed feel.

Open the solid oak front door and step into the entrance hall, laid with hardwearing Karndean flooring which extends through into the open plan living kitchen. The internal paneled doors are painted a crisp fresh white and have heritage style handles, whilst all date from the conversion, they are designed to reflect the period of the house. In the entrance hall is an intercom connecting New Lodge to the main building. A deep walk-in store offers great space for your coats and boots and acts as a housekeeping cupboard for letting essentials.

The main open plan living space is lovely and light being triple aspect. Lamps are on a lighting circuit for convenience and atmosphere and there are shutter clad bi-folding doors at the far end, opening to the courtyard. The space is generous and offers room for comfy seating around the decorative heating stove and Smart TV, a roomy dining area and a contemporary and well-equipped fitted kitchen. There is an inbuilt sound system (DAB, Bluetooth and FM) with ceiling speakers in the living area and main bedroom.

Both double bedrooms are carpeted for a touch of luxury underfoot and both have a Smart TV if you fancied a late start or an early night. The principal room has the benefit of an ensuite shower room, worth noting is that most of the sanitaryware is Villeroy & Boch both here and in the house bathroom, both have chrome heated towel rails and opaque glazed windows for privacy. The shower room has tiled flooring, a large shower with a rainfall (and second hand-held head), a floating vanity unit, loo and illuminated mirror. The bathroom is fully tiled and has a shower over the bath with a floating wash basin and loo.



From the pages of the visitor's book...

"Immaculately presented throughout."

"New Lodge is absolutely gorgeous, it had everything you need and more."

"Beautiful lodge with a luxury feel."

"Fantastic, well equipped lodge and immaculately kept."







STEP OUTSIDE

From the moment of arrival, Applethwaite Hall conveys the grandeur of a bygone age. Turn in off the lane at picturesque South Lodge through impressive stone pillars and drive up the illuminated ribbon of driveway to the car park. Visitors' spaces are marked with a 'V' but there's a prime space reserved for New Lodge adjacent to the front door and marked with '6'.

New Lodge has the best of both worlds, private outside space for your exclusive use and shared grounds to enjoy with others.

A private courtyard garden, fully enclosed and screened with a high wall is accessible from the open plan living kitchen through bi-folding doors enabling the inside and outside spaces to merge in warmer weather when the garden becomes an extra room. There's also a solid wooden pedestrian gate from the car park for ease of access.

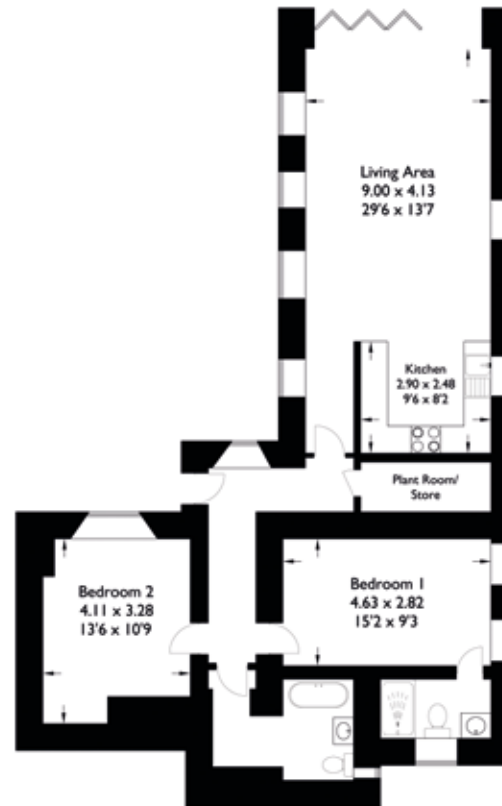
The courtyard has a terrace of pink sandstone flags for your garden furniture and a hot tub, which receives frequent mentions in the visitor's book as being amongst other things "perfect after a long day walking". A row of hooks has been thoughtfully positioned so there's a convenient place to hang robes and towels whilst you enjoy the spa. The courtyard has carriage style lighting, power and both hot and cold water taps. The private area extends around the rear of the property and provides useful storage space for outdoor gear. Above the enclosing walls are long distance views of the tops of surrounding hills.

Available for all residents to enjoy and rising behind New Lodge is a lovely lightly wooded area through which a natural path weaves, it makes for a delightful walk in nature and from this elevated position there are further Lakeland views to be enjoyed. In front of Applethwaite Hall is a large, shared lawn with established shrubbery and a paved seating area. Within the car park is a lockable bike store and a combined rubbish and recycling store.



New Lodge

Approximate Gross Internal Area : 94.40 sq m / 1016.11 sq ft
Total : 94.40 sq m / 1016.11 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: E
Tenure: Freehold



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. Copyright © 2025 Fine & Country Ltd. Registered in England & Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236. Registered office: 30 High Street, Chepstow, NP16 5LJ. Printed



FURTHER INFORMATION

On the road

Windermere	1.1 miles
Bowness on Windermere	2.4 miles
Staveley	3.8 miles
Ambleside	5.5 miles
Kendal	8.4 miles

Transport links

M6 J36	15.0 miles
Oxenholme (railway station)	11.9 miles
Manchester airport	89.9 miles
Liverpool airport	95.4 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

Standard speeds potentially available from Openreach of 18 Mbps download and for uploading 1 Mbps.

Please note - We are informed by the vendor that the broadband service is currently being upgraded to fibre.

Mobile

Indoor: EE reported as providing 'limited' services for both Voice and Data. Three, O2 and Vodafone are reported as not providing any services.

Outdoor: EE, Three and Vodafone are reported as providing 'likely' services for both Voice and Data, whilst O2 reports a 'likely' Voice service and a 'limited' Data service.

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.

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



Schools

Primary

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

Secondary

The Lakes School, Troutbeck Bridge
Windermere School (Independent)

Further Education

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

Included in the sale

To enable the seamless continuation of the business, the property is being sold fully furnished as seen and with the benefit of advance bookings. NEFF kitchen appliances comprise a combination fan oven/grill, microwave, fridge, freezer and extractor fan, together with a Bosch induction hob, Beko dishwasher and a washer-dryer.

Directions

[what3words](#) [crawled.swarm.suffer](#)

Use Sat Nav **LA23 1PZ** with reference to the directions below: Leave Windermere on the A591 and head towards Kendal/M6, upon cresting the brow of the first hill, take the first turning left (there is a sign for Common Farm on the fence). Proceed along the lane and the first property on the right is South Lodge at the entrance to Appleshwaite Hall. Turn in and proceed up the drive to the car park. The parking space for New Lodge is numbered '6' and is next to the front door of New Lodge on the left. There is further visitor parking in bays marked with a 'V'.

Local leisure activities

Things to do

Whatever the weather, the Lake District has a vast array of attractions to entertain the whole family:

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck.

Brockhole on Windermere, the Lake District National Park Authority's visitor centre Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

The World of Beatrix Potter, Bowness on Windermere Jetty Museum, Windermere

Rydal Hall, Rydal

Dove Cottage, Grasmere

Live theatre at The Old Laundry in Bowness on Windermere,

Theatre by the Lake in Keswick and The Brewery in Kendal

Cinemas and live music at Zeffirellis and Fellinis, both at

Ambleside and The Brewery in Kendal

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Grizedale Forest hosts events, music and arts

Sport and recreation

The Langdale Hotel and Spa – pool, hot tub, steam room, treatments and classes with membership available

Langdale Village Hall hosts classes and groups

Langdale Bowling Club

Wild swimming in lakes and tarns

Sailing on Windermere, Coniston and Ullswater

Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Golf courses at Windermere, Crook, Grange over Sands,

Keswick and Kendal

Services

Mains electricity and water. Electric heaters capable of being controlled remotely. Nuaire heat exchange extraction system. Shared private drainage.

Guide price £550,000

Local Authority charges

Westmorland and Furness Council – business rates are payable. Rateable Value of £2,400 (with effect from 01.04.23). Prospective purchasers are advised to make their own enquiries as to the amount payable.

Places to eat

The Lake District is a food lover's paradise, if you're new to the area, here is a small selection to get you started

Informal dining, cafes and pubs

Hooked, Café Italia, San Pietro, The Lighthouse and Homeground, all in Windermere

Porto, Boardwalk and Baha, all in Bowness on Windermere

The Schelly, Ambleside

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Forest Side Hotel, Grasmere

L'Enclume and Rogan and Co, both in Cartmel

Heft, High Newton

Tenure

Long leasehold for the balance of a 999 year lease which commenced in 2017. The freehold is owned by the Applethwaite Hall Management Company Limited who also undertakes building management. The service charge for the period 01.01.24 to 31.12.24 was £2909.40 and covers items including the upkeep of the grounds, drive and car park, building insurance, communal electricity, upkeep of the sewerage treatment plan and the fire alarm system (which covers New Lodge as well as the main building).

Great walks nearby

Around Windermere and Bowness there are great views from the lower lying fells of Orrest Head, Brantfell and Post Knott. Great rewards with relatively minimal exertion! If you're seeking more of a challenge, then there are 214 Wainwright fells to conquer.

Please note

Trading accounts will be available to genuine parties after viewing.

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