



The Boat House
Pullwoods | Ambleside | The Lake District | LA22 0HZ

THE BOAT HOUSE





Welcome to The Boat House, Pullwood Bay, Ambleside, LA22 0HZ

A most extraordinary property, a true Lakeland gem. A prime lake frontage position on the western shores of Lake Windermere awaits with breathtaking panoramic lake and fell views; a highly charismatic residential property with wet dock. The Boat House is set within private grounds of c. 0.88 acre including approximately 100m of lake frontage beyond which there is also shared access to the wider grounds of the exclusive Pullwoods Bay Estate amounting to around 50 acres with lake frontage gardens and a private shared jetty. This exclusive residential estate offers a variety of accommodation, including mansion house apartments (built as a single residence in 1891 for Sir William Crossley, inspired by the Elizabethan style of Bramhall Hall in Cheshire) and a gate house however the jewel in the crown is the stunning conversion of the boathouse.

The unique boathouse has a traditional outward appearance and a bespoke, contemporary interior. The unparalleled accommodation offers two ensuite double bedrooms and a fabulous sociable open plan living arrangement with space to cook, dine and recline.

Well-appointed with good quality fixtures and fittings, the accommodation is bright and attractively presented with tasteful interior decor and furnishings.

Whether you are seeking a personal bolt hole as a balance to a busy working life or an income source to let part or full time, this is a complete one off, the likes of which rarely become available. The property also has full residential status should you wish to make this your main home.

Currently a successful holiday let through Lakeland Retreats, The Boat House could be sold as a going concern, fully furnished and with the advantage of all advance bookings.

The excellent reviews on Lakeland Retreats' website speak for themselves

"The accommodation was immaculate and very well designed and very well thought out. Everything in the boathouse was of the highest standard which, coupled with the amazing view across the lake made it a very special place to stay."

"Amazing view, fantastic location and great walks right on your doorstep."

"Stunning property, views and gardens, could not fault a thing. The Boat House is a must for a chilling break. Unbelievably spacious and the swan who visits daily is such a character."

"Lovely property, amazing location and views. Secluded but an easy drive to Ambleside."

"It's a great location and very quiet. The view is to die for and great for bird watching. Parking nice and easy on site."







Location

Positioned almost equidistant between Lakeland hotspots of Ambleside and Hawkshead and on the northwestern shore of Lake Windermere this is a fantastically central base for exploring the whole of the National Park. Whether you are seeking rest and relaxation, cultural stimulation, activity and exploration or a full itinerary of gastronomic delights, there is something in the Lake District for everyone.



STEP INSIDE

A weighty traditional arched studded door opens to the entrance area with exposed stonework and an internal window allowing an atmospheric view of the wetdock below. There is internal access to the dock and jetties where you will have space to moor at least two boats. There's also room to store your outdoor kit, clothing, barbecue, outside furniture etc.

A steel and open oak riser staircase leads up to the main light and airy reception hall with handy store cupboard. Oak framed internal glass panels offer a fascinating view of the lake beyond the living area. Oak flooring runs from the hall into the open plan living area, where floor to ceiling folding doors open to a narrow glass fronted balcony, all designed to provide minimal interruption to the views of the lake and mountains. The view is totally captivating, changing daily, even hourly with the seasons, the weather and the light. Passenger steamers coming and going to the piers of Waterhead opposite, private boats, canoes, swans, ducks and wildlife creating a moving view of Lakeland life.

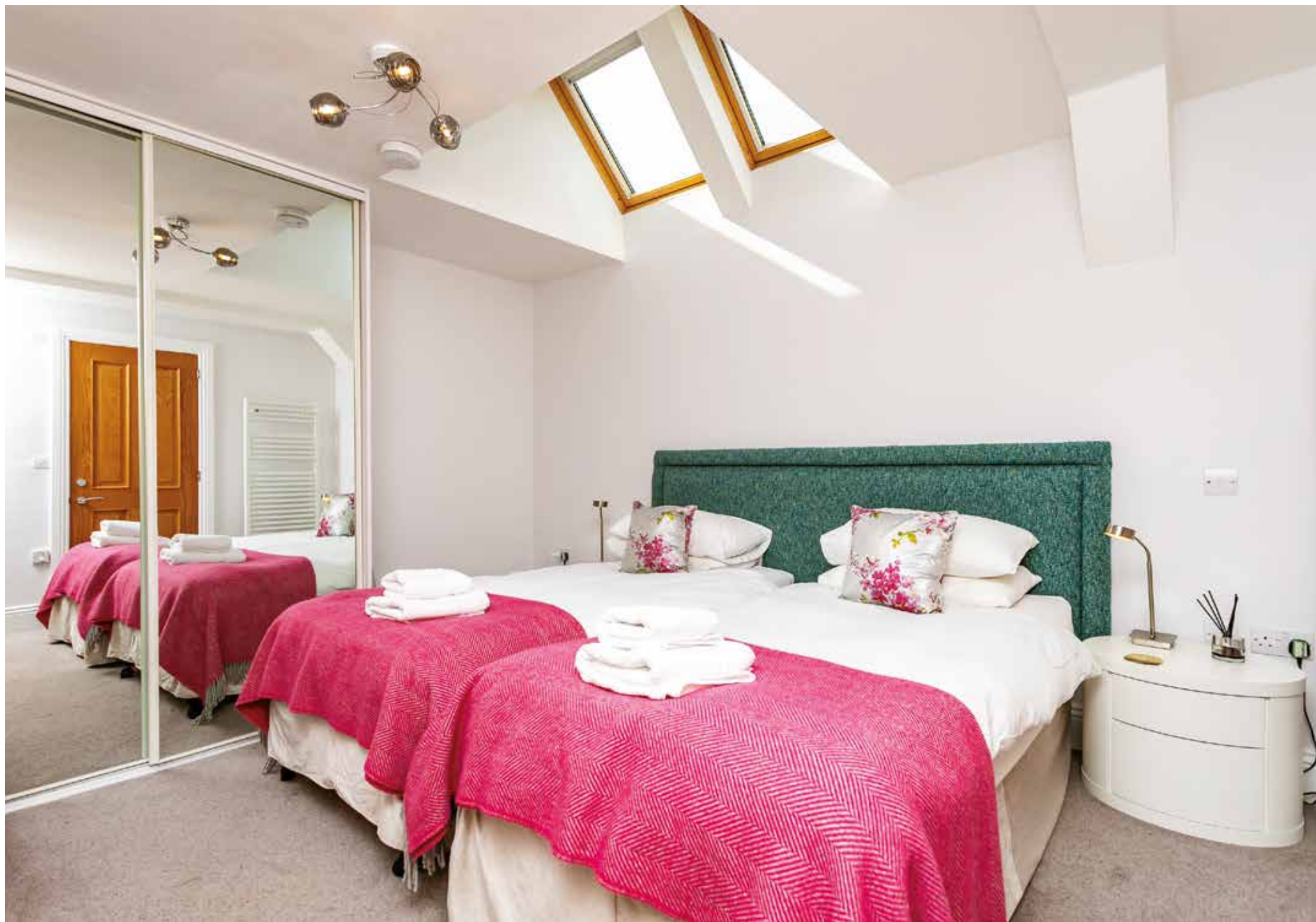
This light filled living space has room for both soft seating and a dining table immediately in front of the window, the kitchen is well equipped with sleek cabinets topped with Corian worktops, NEFF appliances include a double combination oven, hob, fan, dishwasher, washer/dryer, fridge and freezer.

The second bedroom is on this floor, a spacious double room with a fitted wardrobe and an ensuite shower room having travertine stone tiling to floor and walls, a large cubicle with massage shower head, Villeroy and Boch floating wash basin and WC.

A glass and steel staircase leads up to the principal bedroom suite. The first-floor landing is light and airy, strategically positioned Velux skylights provide views of the lake and an oak framed glazed partition enables natural light to flood the area. There's a useful store cupboard and a walk-in wardrobe.

The bedroom is an absolute treat, the ceiling rises to the roof's apex and there is a fascinating architectural detail with the lake being viewed through oak framed windows and external timber work; open it up and wake to the sound of the lake gently lapping on the shore. It's beyond compare. The luxuriously appointed ensuite bathroom has travertine stone tiled floor and walls, a bath, large shower with a massage head, floating Villeroy and Boch vanity unit and WC.

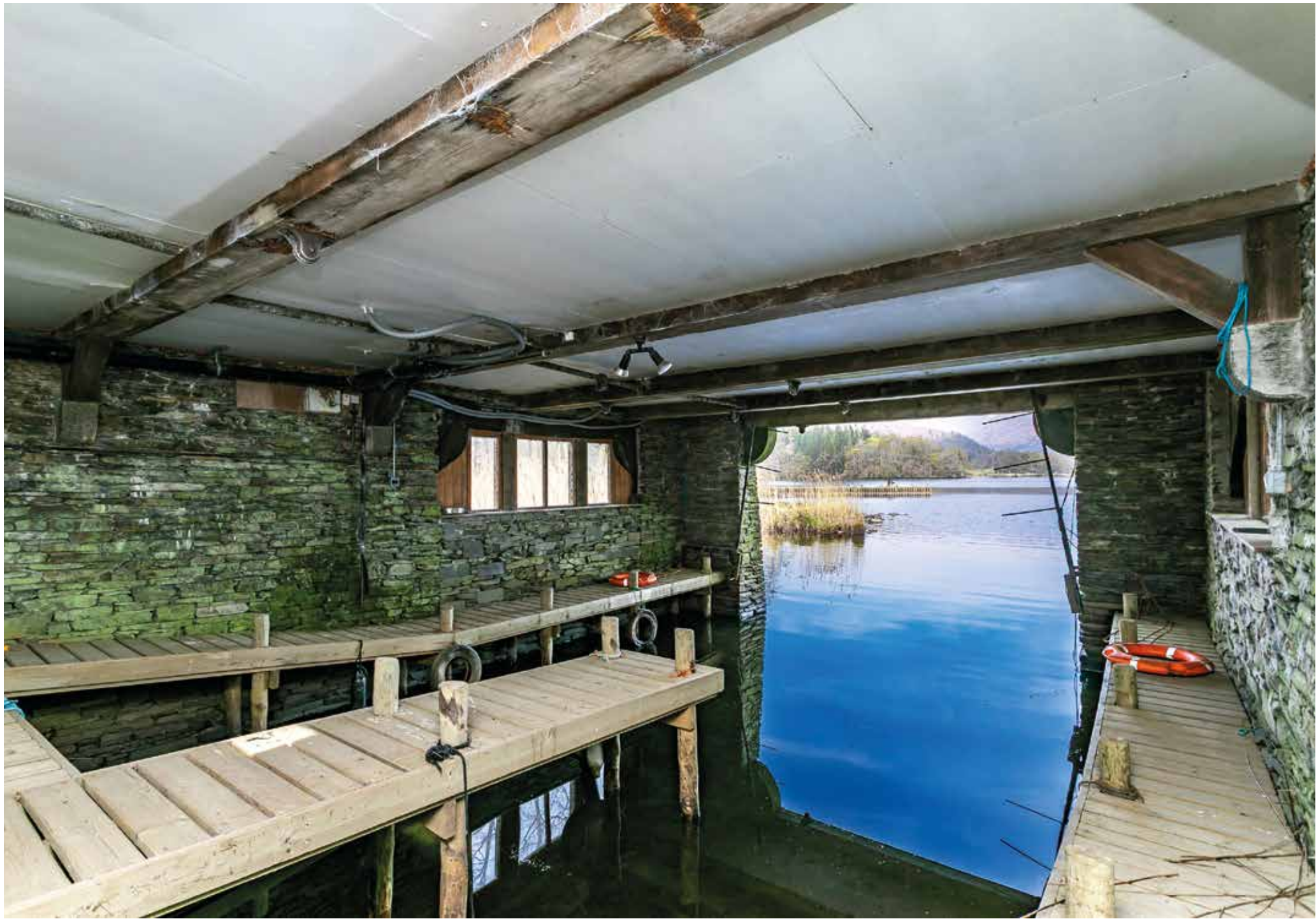


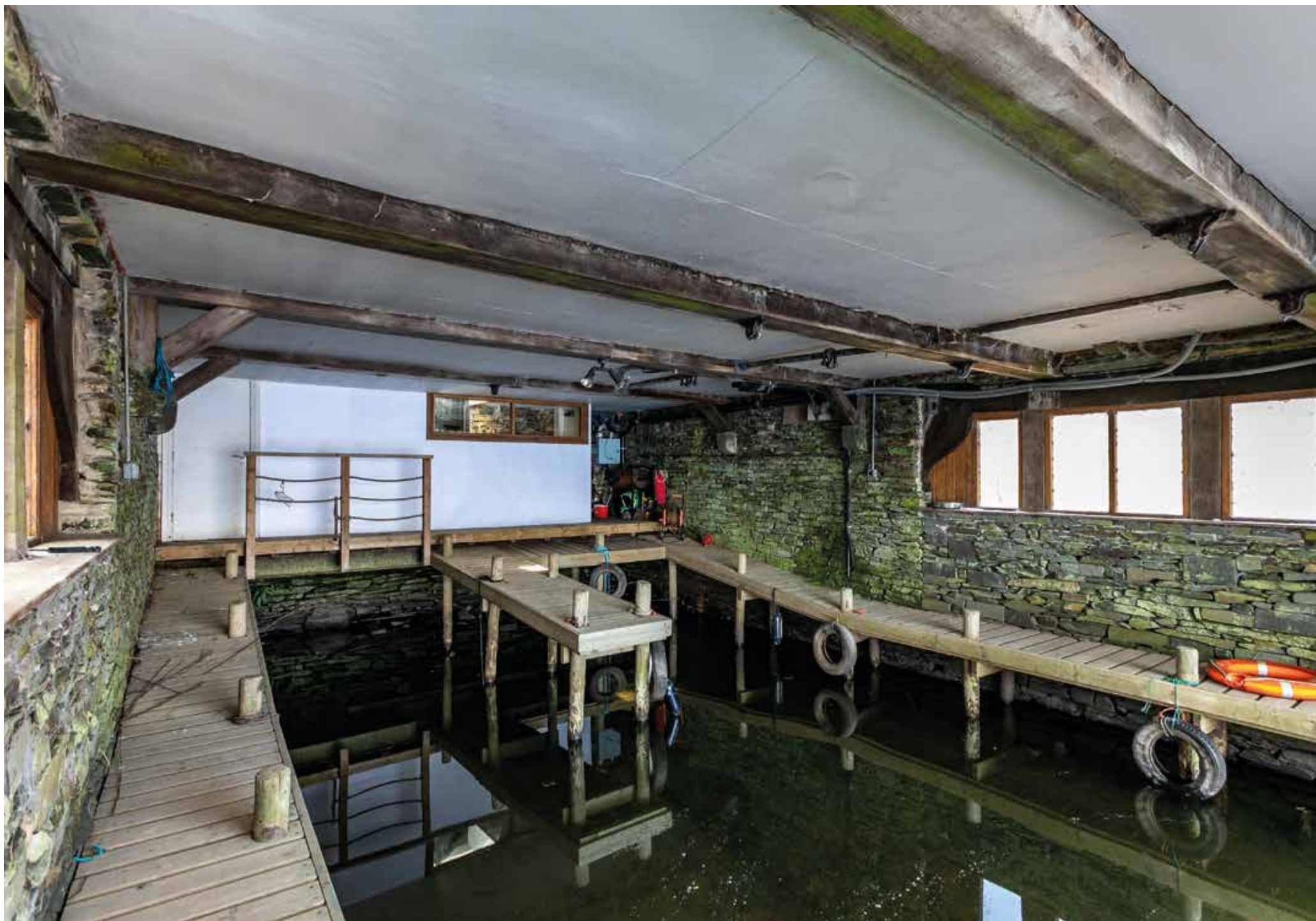














STEP OUTSIDE

The setting is extraordinary peaceful and tranquil with the sound of gently lapping water and birdsong as a backing track for this rarified Lakeland retreat.

It is approached along a gravel drive which branches off the main property's approach. The drive leads down through light woodland and emerges in front of The Boat House where there is private parking.

The Boat House sits within its own pocket of land which extends to c. 0.88 acres with around 100 m of lake frontage. This includes natural woodland, an area of lawned garden, a paved seating area and private parking. The private land is open plan to the wider estate gardens to preserve the overall landscaping and traditional look of a fine country residence. The private area is ideal for a picnic, or drink in the sun whilst admiring the views over the water to the fells and across to Waterhead bay. The shallow bay enables easy access to the water, lovely for paddling, taking a quick dip, paddle boarding or wild swimming.

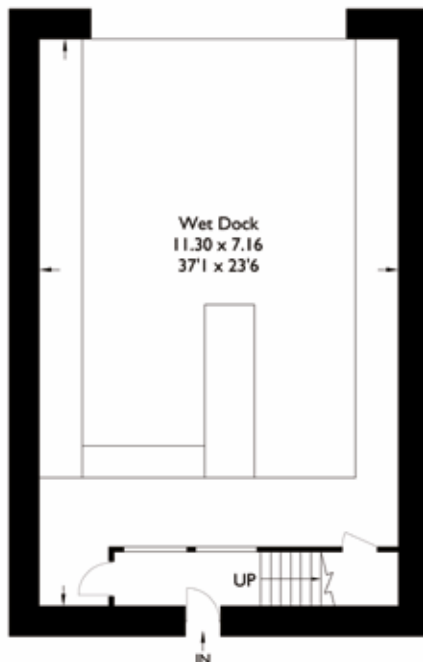
The shared estate grounds of Pullwood Bay are open to the owners of The Boat House and so with prior arrangement, the private jetty may be used for launches and there is a communal boat park.



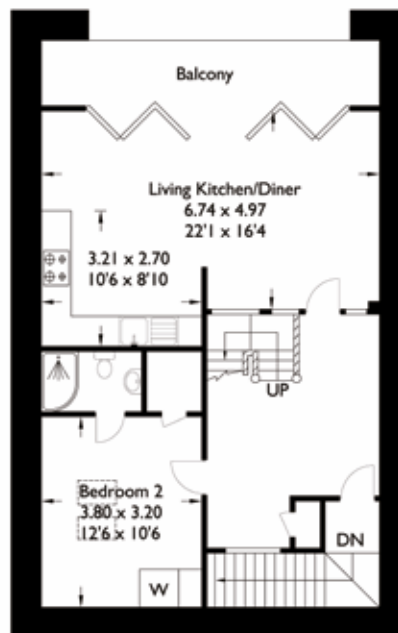
The Boat House Pullway Bay

Approximate Gross Internal Area : 211.62 sq m / 2277.85 sq ft

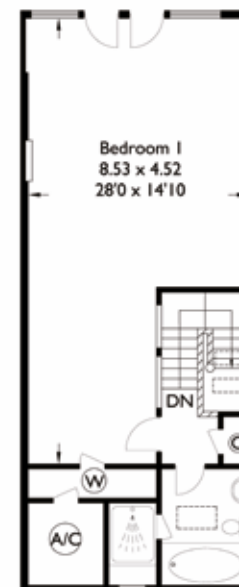
Total : 211.62 sq m / 2277.85 sq ft



Ground Floor

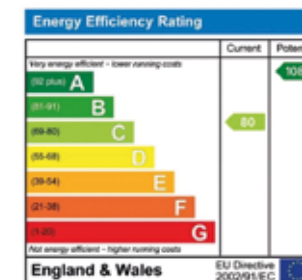


First Floor



Second 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.



FURTHER INFORMATION

On the road

Ambleside	2.3 miles
Hawkshead	2.9 miles
Skelwith Bridge	3 miles
Coniston	5.5 miles
Bowness on Windermere	7.4 miles
Manchester	86.8 miles

Transport links

Windermere station	6.6 miles
Oxenholme (railway station)	18.3 miles
M6 J36	21.4 miles
Manchester airport	96.3 miles
Liverpool airport	101.8 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 41 Mbps download and for uploading 8 Mbps.

Mobile

Indoor: EE, Three, O2 and Vodafone are all reported as providing 'limited' services for both Voice and Data.
Outdoor: EE, Three, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data.
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 providing regular services to Oxenholme.

Schools

Primary

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

Secondary

Windermere School (Independent)
The Lakes School, Troutbeck Bridge
John Ruskin School, Coniston

Further Education

Kendal College
University of Cumbria (campus in Ambleside)

Directions

[what3words stockpile.nesting.affair](#)

Use Sat Nav LA22 0HZ with reference to the directions below:

From Ambleside head out of the village on the A593 towards the Langdales and Hawkshead, at Clappersgate turn left signposted B5286 Hawkshead and cross over the River Brathay. Continue for approximately 2 miles turning left opposite the junction towards the Drunken Duck Inn. The entrance to the Pullwood Bay Estate is on the left with stone pillars. Proceed down the main drive, The Boat House is visible to the right as you near the main house. Turn off to the right to reach The Boat House.

Things to do

Places to visit

Whatever the weather, the Lake District has a vast array of attractions to keep all the family entertained: 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, Allan Bank and Wordsworth House. Grizedale Forest for events, music and arts
Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere
Jetty Museum, Windermere
Dove Cottage and the Wordsworth Museum, Grasmere
Brockhole on Windermere, the Lake District National Park Authority's visitor centre
Live theatre at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick
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

Sport and recreation

Spa and gym facilities at several local hotels, a gym in Ambleside and of course there is the opportunity for wild swimming in lakes and tarns
Golf courses at Windermere, Crook, Grange over Sands and two at Kendal
For sailing and boating on Windermere try the Royal Windermere Yacht Club and the Windermere Motor Boat Racing Club
Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as the Go Ape tree top courses.

Places to eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion and budget:

Informal dining, cafes and pubs

The Drunken Duck Inn, Barnegates
Chesters by the River, Skelwith Bridge
The Outgate Inn, Outgate
Zeffirellis, Fellinis, Force café and terrace, The Schelly, Bellis
Cafe & Bistro, The Apple Pie Café and Bakery, The Flying
Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside
Tap Yard, all in Ambleside
Joey's Café at Wray Castle, Claife Viewing Station and during
the summer at Hill Top
The Queens Head, The Red Lion and The Sun Inn, all in

Hawkshead
Cuckoo Brow Inn, Far Sawrey
Tower Bank Arms, Near Sawrey

Fine dining restaurants

The Old Stamp House Restaurant and Lake Road Kitchen, both
in Ambleside
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all
in Windermere
Forest Side Hotel, Grasmere
L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Whether you like to amble, stride out or climb, there is a footpath or trail for you. The Lake District has 214 Wainwrights fells to tick off the list, close to The Boat House there are Loughrigg, Black Fell, along the Langdale Valley to Elterwater and around Tarn Hows. There is also a super lakeside walk from Hawkshead to Wray Castle with pleasant walks to Hawkshead Hill and up Claife Heights where you'll be rewarded with stunning views of Lake Windermere.

Services

Mains electricity, water. Shared private drainage. Air source heating from a Samsung heat exchange (installed 2024) capable of remote control via the Neosmart App.

Guide price £2,500,000

Local Authority charges

Westmorland and Furness Council – business rates are payable. Rateable Value £3200, multiplier 0.499p (2025/26), amount payable £1596.80 but small business rates relief may be available, purchasers are advised to make their own enquiries.

Tenure
Freehold

Please note

The Boat House is presently let for holidays through Lakeland Retreats www.lakelandretreats.com

It is being sold as a going concern and therefore the guide price includes all contents to enable a seamless business transition. The sale also includes the advantage of all advance bookings.

To minimize disruption to resident holiday makers viewings will be conducted on changeover days. Trading accounts are available to interested parties after viewing.



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.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Windermere on



Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

