



Fells  
Elterwater | The Lake District | LA22 9HS

FINE & COUNTRY

# FELLS









## Welcome to Fells, Elterwater, Ambleside, Cumbria, LA22 9HS

A true hidden gem in the heart of Elterwater, a much photographed and painted beauty spot in the Langdale Valley in the heart of the Lake District. A celebrated and unrivalled location and an extra special setting too. The garden is substantial and wraps around Fells providing a rare degree of privacy in a setting that is surprisingly central. It creates a haven, a bubble of seclusion that is unique and wonderfully enticing and to top it all, no light pollution. Skies are dark and upliftingly starry.

Built in 1877 for the Elterwater Gunpowder Company as a recreational hall, the original building was a place where workers could meet and socialise. Long since converted to a dwelling, the bowling green and tennis court were landscaped and planted to create a garden in the 1960s. Over time, this has matured gracefully and now envelopes the house and enables such remarkable privacy, encircled as it is by high fells including Loughrigg, Silverhowe, Lingmoor, Holme Fell and Black Fell which all rise majestically beyond the garden's tree line. The extensive grounds amount to c. 1.37 acres.

Over the decades, Fells has been extended on several occasions, most recently by the present owners in 2023/24 at which point it was also re-modelled to create an enhanced layout flow and maximise the light and appreciation of the views from within. At the same time, the house was completely upgraded. As it now presents, Fells is simply stunning and will delight the most discerning purchasers.

The generously proportioned interior offers an entrance hall with cloakroom, stunning dining kitchen and a practical utility room. The kitchen is partially open-plan to a cosy and informal snug and for larger or more formal occasions there is a large sitting room. On the ground floor are three double bedrooms, one of which has an ensuite wet room, the other two having use of the house bathroom. Stairs lead to the first floor, alighting to a wrap-around landing which has space for a home office or quiet corner for reading. This leads to the sumptuous principal suite which is quite extraordinary - a vast bedroom, dressing room and shower room. Outside is a double garage, ample parking and fabulous gardens with a choice of seating areas.

Whilst Fells is in a league of its own, the garage offers scope for conversion if a guest suite or annex was desired, and the grounds would happily accommodate further extension for a leisure suite. It is truly an extraordinary and unique opportunity for Lakeland living.

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*Our love of the Lakes started over 36 years ago, initially holidaying and now living here for over 13 years. Before we bought Fells we had another property in the village, a stone's throw away from here and used it as a second home, letting it out for some of the time. When Fells came up for sale, we instantly saw the potential in the property and seized the opportunity to create a home for our retirement. We renovated and extended the house for us to live in as it was to be our forever home. Family circumstances are now causing a change of plan, but we've definitely had our fun here and made the most of living in the heart of the Lakes; we've walked and run the fells, kayaked and swum the lakes and tarns.*













### Location

Whether you are seeking a first or second home, Fells is a great choice. There are schools, restaurants, pubs and cafes all within convenient reach for day to day living and when it comes to shopping, living in the countryside isn't what it once was. The village and valley are now strongly connected to the outside world with deliveries readily available from supermarkets and online retailers. It's even possible to live here without a car as buses run out of the village with services to Ambleside and Windermere where there is a branch line railway station with connections to Oxenholme on the West Coast main line.

However, if you are seeking peace and quiet within unspoilt verdant surroundings, a place to truly get away from it all then Elterwater scores highly. This slice of Lake District heaven offers the outdoor enthusiast immersive and unrivalled access to wonderful countryside. So whether you like to potter, ramble, run, hike or cycle, there are a seemingly endless number of routes and destinations for you to explore.




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*We have valued enormously the seclusion of Fells; the peace and our ability to get out onto the hills so easily. It's a great local community to be in.*

# STEP INSIDE

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An original date stone bearing the inscription 'EWGP Co 1877' has been re-laid above the garage door of the extension and is a salient reminder of the industrial heritage of the village. After extension and well-considered remodelling, Fells bears little resemblance to the recreation space it once was; extensively extended, remodelled and refurbished to a high standard with meticulous attention paid to the very smallest of details. The resultant house is a great success, impressive and inviting, one where the views of the garden and Lakeland fells profoundly affect the light and airy interior proving to be a constantly changing delight.

The high specification interior is confidently contemporary with clean lines bringing a generous helping of luxury to enhance every day with top end sanitaryware, kitchen and utility fittings, integral domestic appliances, natural materials chosen for their authenticity, imaginative and intelligent lighting schemes with a choice of colours and brightness levels to suit every mood, many of which are controllable via an App. This quality is set within a colour scheme of muted neutrals. The overall interior is uncluttered so that there are no distractions to the views which are naturally framed through the large windows gently teasing you forward to simply marvel at the natural beauty of the setting. Indeed, most of the rooms have glorious and immediate views of high fells as they rise high above the garden's boundaries. By virtue of the size of the garden, Fells enjoys daylong sunshine; first thing in the morning the sun is on the east facing front terrace, it's perfect for breakfast taken outside. The sitting room and principal bedroom enjoy an aspect that's due south and come end of the day the terrace in front of the sitting room is lovely for a glass of something chilled as the sun goes down.

Fells offers you extensive space and a versatile layout that accommodates a houseful of family, guests or would happily just suit a couple. A lovely house for hunkering down and seeking solitude or opening the doors and welcoming family and friends. Follow us on a tour...through the front door and into the hall, off which is a cloakroom. Into a cosy snug with French windows out to the terrace, the snug is open plan to the light, bright and airy dining kitchen which is contemporarily fitted and well equipped with quality appliances – this room has the WOW factor that's for sure. The island has space for up to six stools

and in front of the impressive feature window there's plenty of room for formal dining around a large table. A matching utility room provides additional storage and space for laundry appliances. A large sitting room is spacious enough for two distinct arrangements, get cosy around the Morso multi-fuel stove whilst at the opposite end the seating faces out to the garden with French windows enabling you to spill outside in warmer weather. This end of the sitting room, together with the seating area outside, enjoys the last rays of the day. The bedroom accommodation is split with the primary suite being located on the first floor and the remaining three bedrooms, all good doubles, are on the ground floor. All three of these bedrooms have super views with one taking it a step further having French windows out to the garden. One has an ensuite wet room, the other two share use of the house bathroom which has both a large shower and a double ended bath for when only a long soak will do after a day on the fells.

Onwards and upwards; the stairs rise to a wrap-around landing with space to devote to a home office, reading or hobbies area. Fells rewards the owners with an exceptional principal bedroom suite, another undeniable WOW space! The vast bedroom has a ceiling rising to the high apex, two giant triangular windows commanding exceptional views, doors to a terrace leading to the garden. In the corner of the room stands a freestanding bath, the views from which are extra special. The fitted dressing room clears the bedroom of clutter and the shower room is beautifully appointed. In all, a fabulous and luxurious suite.

Within the bedrooms, bathroom and shower rooms, enormous attention has paid to the specification to create rooms that are a pleasure to inhabit. All bedrooms have fitted wall lights either side of the beds to keep side tables clear. All taps and shower fittings are Hansgrohe, German precision products that claim to be "designed for life" with sleek sanitaryware from luxury designer Crosswater. Throughout the house all sockets and switches have a polished chrome finish and many plugs are fitted with USB points.

As a house, Fells is reassuringly self-assured in its aesthetic and all delivered within a prime setting and premier location.

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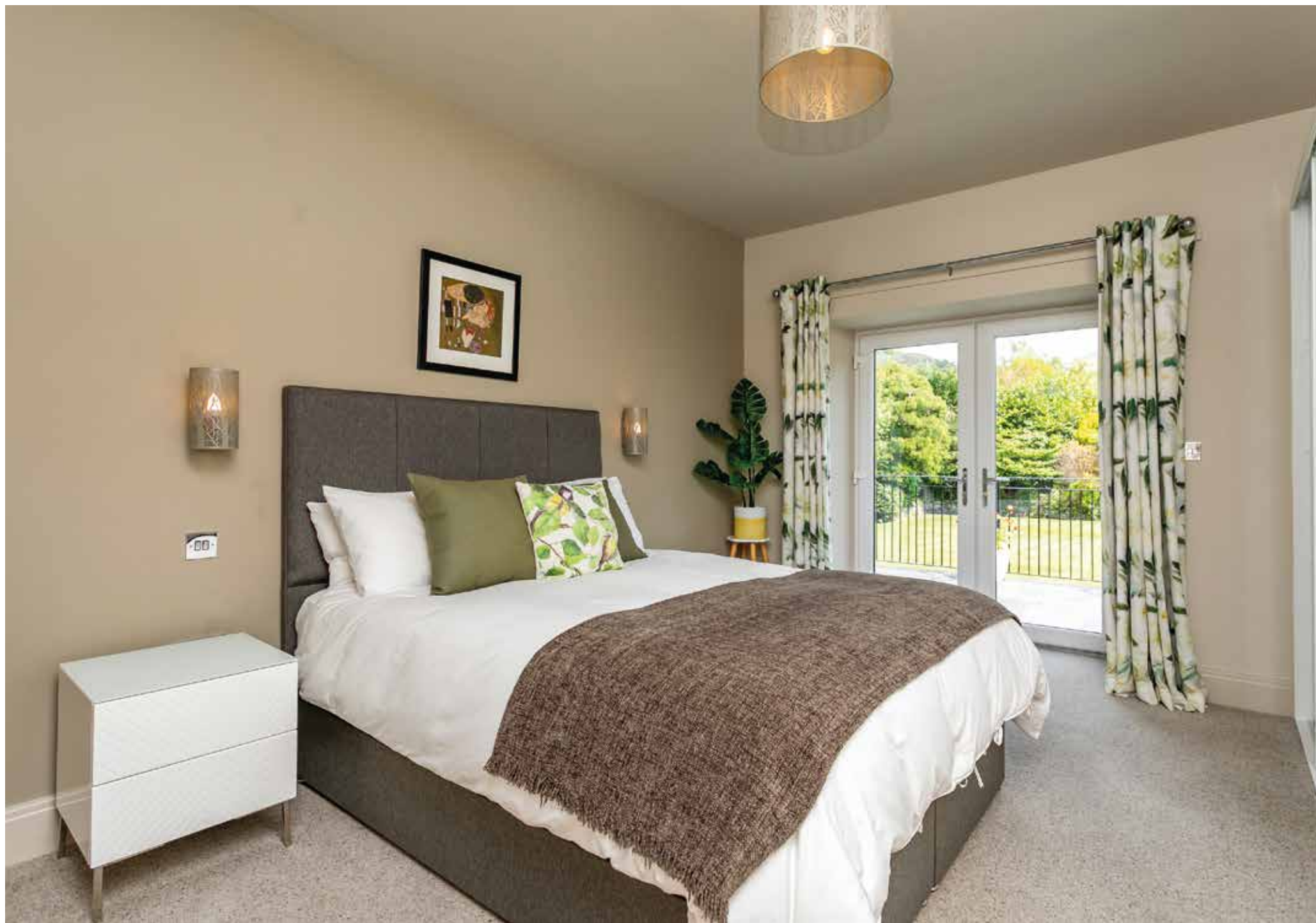
*The concept was to bring elements of the surrounding countryside indoors with the choice of textures, finishes and colours. It's proved to be a wonderful house for hosting family and friends. There's plenty of space, both inside and out in the garden. The living kitchen is a really sociable space for drinks and dinner parties, the main sitting room has room for us all to be together and the bedroom layout allows guests to be on the ground floor whilst our room is slightly separate upstairs. It works well.*





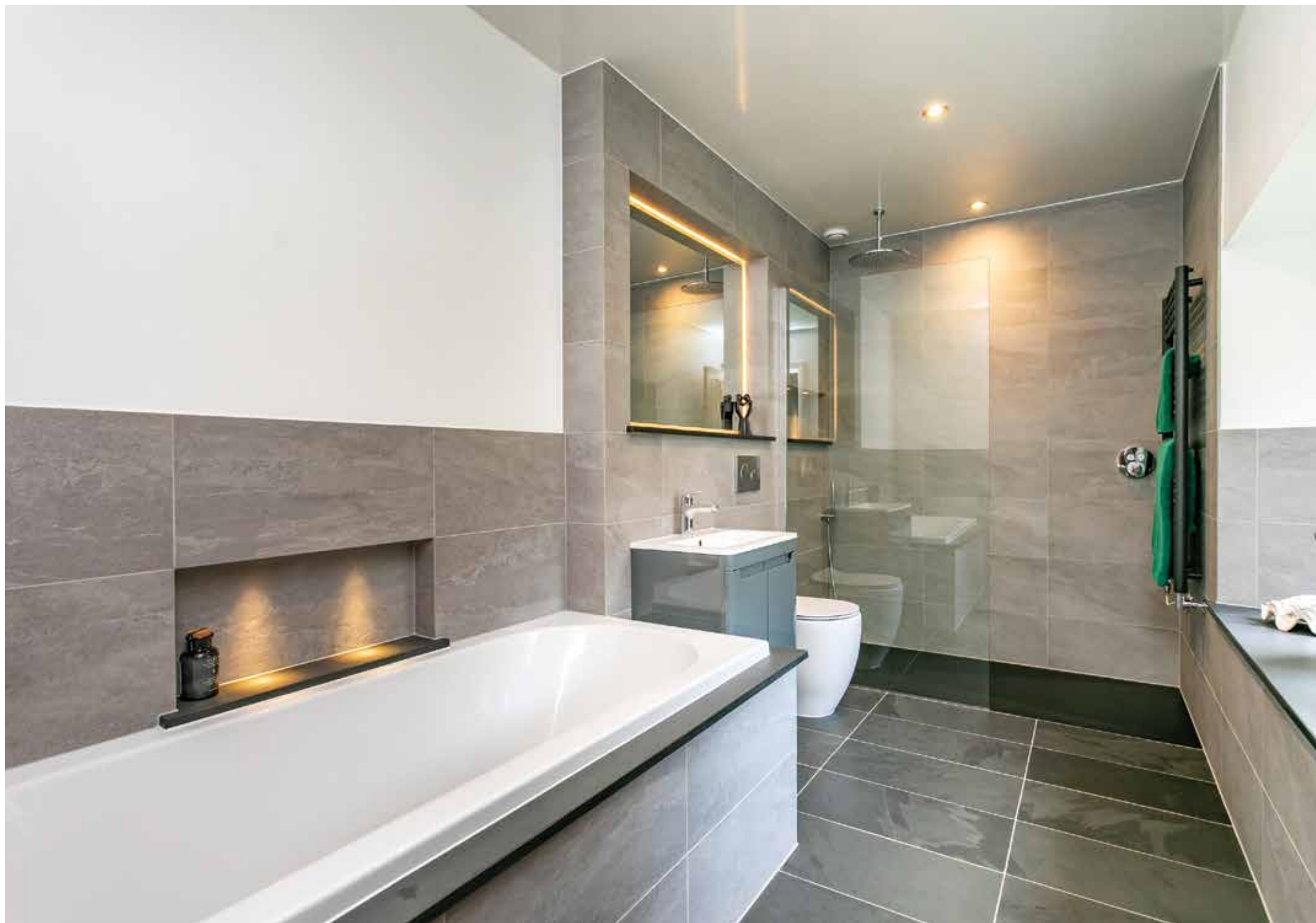


























# STEP OUTSIDE

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An unassuming gate belies the impressiveness of this property and opens to an extensive parking area with ample room for campervans, boat storage as well as everyday vehicles. The generous double garage has been designed with a view to possible future conversion and integration into the living accommodation, converted into amenity space (a gym or cinema room possibly?) or a self-contained guest suite. The floor has already been insulated, there is power, hot and cold water to the sink unit and windows along the rear elevation.

Trees and shrubs line the boundary and provide immense privacy and coverage, even in winter; reassuringly they are all within the ownership of the house providing control of the view.

The front garden is extraordinary – large and level (remembering it was once a bowling green and tennis court for the community), just perfect for family ball games, a ‘bring your own tent’ sleepover, garden parties and marquees when gathering for special occasion. It also offers immense scope to extend the property’s offerings even more (subject of course to the necessary consents) with a few well-chosen lifestyle amenities... we can imagine a pool, leisure suite and games room all fitting in nicely!

Planting has been well conceived to bring structure and colour throughout the seasons. There is a wide selection of rhododendrons and azaleas for spring colour and a variety of acers bringing an autumnal glow. Various seating areas have been created around the garden. Whether it’s just the two of you or a crowd, for breakfast or a long leisurely lunch into evening barbecue there’s somewhere to sit and base yourself. The view from each delivers a new aspect of the garden and includes a different fell.

There is a pond, rocky outcrop, greenhouse, shed and machinery store as well as additional storage in the undercroft. Outside there is lighting, power points and a water tap. Wiring is installed ready to accept an EV charger.

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*Each season brings something new to living here. The views are always changing with each season and the weather. The garden is full of bulbs bringing early colour: we start the year with snowdrops and then have a lovely blanket of daffodils on the grass bank by the sitting room, bluebells follow. Then the flowering shrubs come into bloom in May, the rhododendrons and azaleas are so bright and colourful. Being surrounded by shrubs, trees and fells, the autumnal colours are stunning. In winter it’s such a cosy house with the log burner. After a snowfall, it’s absolutely breathtaking but we’ve never been snowed in as the road into the village gets cleared.*

*We’ve also really enjoyed watching the wildlife in the garden including owls, herons and numerous birds.*









## Fells

Approximate Gross Internal Area : 263.79 sq m / 2839.41 sq ft

Undercroft Basement : 24.52 sq m / 263.93 sq ft

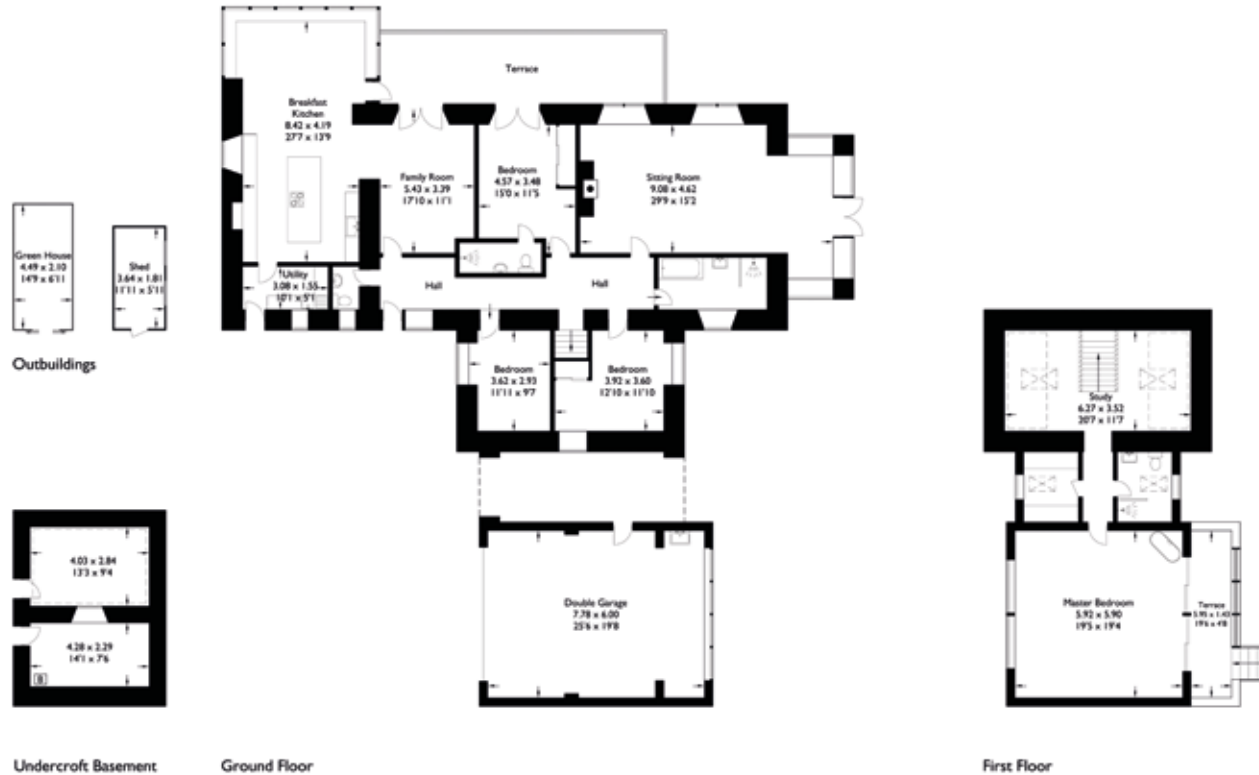
Garage : 46.68 sq m / 502.45 sq ft

Outbuildings : 16.00 sq m / 172.22 sq ft

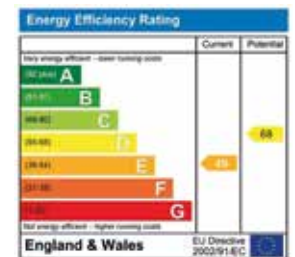
Total : 350.99 sq m / 3778.02 sq ft



Restricted Head Height



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	4.2 miles
Coniston	5.7 miles
Hawkshead	7.2 miles
Grasmere	8.3 miles
Bowness on Windermere	9.3 miles
Kendal	16.7 miles
Keswick	20.6 miles
Transport links	
Oxenholme (railway station)	20.2 miles
M6 J36	23.3 miles
Manchester airport	98.2 miles
Liverpool airport	103.7 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 speed potentially available from Openreach of 49 Mbps download and for uploading 8 Mbps.

**Mobile**  
Indoor: Only EE is reported as providing a 'limited' Voice and Data services. No other services.

Outdoor: EE, Three and Vodaphone are all reported as providing 'likely' services for both Voice and Data. O2 is reported as providing a 'likely' Voice service and 'limited' Data service.

Broadband and mobile information provided by Ofcom.

## Rail Journeys

There is a branch line station at Windermere (8.5 miles distant) providing regular services to Oxenholme station. 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](http://nationalrail.co.uk) for further details.



## Schools

**Primary**  
Great Langdale CoE Primary School  
Ambleside CoE Primary School  
Grasmere School

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

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

## Directions

what3words Strongman. acquaint. impulsive.  
Use Sat Nav **LA22 9HS** with reference to the directions below:  
From Ambleside head out on the A593 over Rothay Bridge signposted Coniston and Langdale, continue on this road and turn right just before The Skelwith Bridge Hotel. Follow the B5343 to Langdale, after crossing the cattle grid onto Elterwater Common turn left signposted Elterwater/Lt Langdale and Fells is the first drive on the left.



## Local leisure activities

### Things to do

Whatever the weather, the Lake District has a vast array of attractions to keep the whole 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. Brockhole on Windermere, the Lake District National Park Authority's visitor centre Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere Jetty Museum, Windermere 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

## 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

Lanty Slee, The Britannia Inn, The Eltermere Inn, Slates Coffee and Kitchen, all in Elterwater The Langdale Hotel – a choice of restaurant, pub and deli Chesters by the River and The Talbot, Skelwith Bridge The Drunken Duck Inn, Barngates, Ambleside The Outgate Inn, Outgate Zeffirellis, Fellinis, Force café, 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 The Yan at Broadrayne, The Jumble Room, Mathilde's Café and The Swan, all in Grasmere

## Great walks nearby

The location is incredibly central for anyone that wants to spend their days exploring the valleys and fells with an endless variety of routes for every age and ability straight from the gate, whether you have a precious hour or the luxury of an all-day exploration.

### 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, water and drainage. LPG fired central heating from a Viessmann combination boiler in the loft with Heatmiser remote control via an App. Underfloor heating in the dining kitchen and utility room, snug, cloakroom, house bathroom as well as both ensuites. External CCTV.

*Guide price* £2,150,000

Westmorland and Furness Council.  
Council Tax Band: G

Tenure  
Freehold

## Included in the sale

Fitted carpets, curtain poles and integral kitchen appliances as follows: dishwasher and induction hob (both Siemens), inset ceiling extractor fan, Neff double ovens with grill, fan and steamer functions, larder fridge and fridge freezer (both Blomberg), Franke filtered water tap, washing machine and condenser dryer (both Samsung). Available by way of further negotiation are the curtains, the light fittings and sit on mower. All furniture also potentially available if required.







# FINE & COUNTRY

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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](https://fineandcountry.com/uk/foundation)

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