



Post Knott Lodge  
Brantfell Road | Bowness | The Lake District | LA23 3AE



# POST KNOTT LODGE







## Welcome to Post Knott Lodge, Brantfell Road, Bowness-on-Windermere, LA23 3AE

Post Knott Lodge has the ultimate wow factor, with uninterrupted panoramic views across Lake Windermere, and from pulling up outside, you'll immediately get the sense you're about to view somewhere unique. Nothing short of a showstopper, Post Knott Lodge is the perfect place for family holidays set in an unrivalled location being an easy walk away from the centre of Bowness-on-Windermere. This memorable property, is currently being run as a highly successful holiday let and has a total of six bedrooms and makes the most of its location, with floor-to-ceiling windows, and the luxury of a sauna, steam room and gym, built into the hillside and accessed via the garden.

“ At the end of a long private drive you enter Post Knott Lodge through the electric gates. As you get out of your car you are met with spectacular views of Lake Windermere and the surrounding fells. The scenery changes frequently depending on the time of day and the weather. You can never get bored of the view!”















## Location

The property is situated at the end of a prestigious private drive on the edge of the popular tourist honey pot of Bowness-on-Windermere, boasting an elevated position to offer uninterrupted surrounding views. The quiet yet convenient position is just 10 minute's walk to Lake Windermere and the centre of the village which offers a wide range of shops, cafes, restaurants and local amenities and also within easy reach are Windermere Marina, Royal Windermere Yacht Club and Windermere Golf Club together with a choice of good public and private schooling at all levels. The location really does offer the best of both worlds and there is direct access to the Lake Districts many fantastic walkways right from your doorstep.

*“It is so peaceful yet you are only a ten minute walk from the hustle & bustle of Bowness with its many bars, restaurants and attractions. Windermere is slightly further but still within walking distance. For those that like walking, the fells are accessed at the back of the house and a walk to Brant Fell viewpoint is not to be missed.”*



# STEP INSIDE

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Completely renovated in 2020, this stunning architectural built home has been designed to make the most of the panoramic views over Lake Windermere and fells of The Lake District. An expanse of full length windows and an abundance of light is present throughout, with the front elevation near complete of windows. Post Knott Lodge is a contemporary home planned with entertainment in mind and complete with all the modern connotations to include underfloor heating throughout.

The versatile open plan living accommodation flows across the ground floor however, can also be separated to create a more intimate reception space. The show stopping living, dining and kitchen area offers uninterrupted panoramic views to the Lake and access onto an elevated private terrace with glass balustrade railings to ensure the magnificent view is left unspoilt. A great addition to the property is the cinema room with comfortable seating, inbuilt smart TV and Sonos sound system. The six double bedrooms are set across three floors and each offer good proportions and unique aspects. This includes the enviable master suite, it boasts its own dressing area, Juliet balcony and ensuite.



*The house, although large, always feels welcoming and cosy even if it is just the two of us or with all the family. The six bedrooms are beautifully decorated. The master bedroom with its large ensuite, dressing room and views over Lake Windermere makes getting up in a morning difficult."*



































## Step outside

The extensive landscaped grounds are a mix of lawns and seating areas fit for modern family life with an undercover seating area with gas barbecue, external wood burner and 60" smart TV with views over Lake Windermere. Beneath the impressive, curved terrace's there is a lower ground floor accessed externally offering a leisure suite with steam room and sauna, handy changing room, W/C and shower room. There is a gym area which is fitted with a Peloton bike, water resistance rowing machine, exercise bench, weights and smart TV. There is additional space next to the floor to ceiling mirrors for Pilates or yoga. There is also further development potential under the terrace for an area currently used for storage that could be converted into an entertainment suite, home office or even and annex, subject to relevant planning consents.

Outside the private gated driveway affords parking for at least 8 cars. The raised terrace off the ground floor wraps around to the side of the property, with glass balustrade railing leaving the panoramic view open. This is a fantastic space for opening up across the reception spaces and entertaining, especially in the summer months as there is ample space for alfresco dining, outdoor furniture, living areas and barbequing. Grand stone steps lead down to the two sizeable lower lawns that are great for families to enjoy. Despite the size of the grounds, they have been planned to be relatively manageable and achieve a simple yet effective finish to go with this impressive and grand family home.

“The outdoor BBQ and patio provide a large area for entertaining or simply relaxing. Downstairs the gym and spa area are great for an early morning workout or relaxing after a busy day.

Going down to the garden, which is two levels and designed to be manageable, you will find lawned areas and a couple of productive apple and plumb tree's. For those seeking a home, which is quiet with fabulous views but also close to local amenities and friendly locals, then look no further than Post Knott Lodge.”



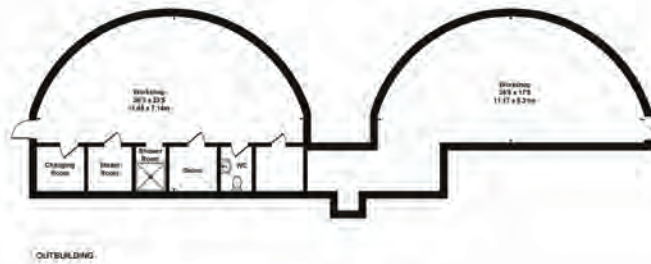






## Post Knott Lodge

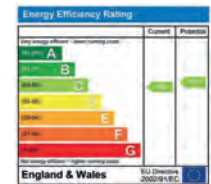
Approximate Gross Internal Area  
House = 4618 sq ft - 429 sq m  
Outbuilding = 1378 sq ft - 128 sq m  
Total = 5996 sq ft - 557 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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 21.10.2025





# FURTHER INFORMATION

## *On the road*

|                       |            |
|-----------------------|------------|
| Barrow in Furness     | 26.4 miles |
| Ulverston             | 16.4 miles |
| Bowness on Windermere | 0.4 miles  |
| Kendal                | 10 miles   |
| Manchester            | 82 miles   |

### Transport links

|                            |            |
|----------------------------|------------|
| M6 J36                     | 16.9 miles |
| Oxenholme railway station  | 13.5 miles |
| Windermere railway station | 1.7 miles  |
| Manchester airport         | 91.5 miles |
| Liverpool airport          | 97 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.

## *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](http://nationalrail.co.uk) for further details.

Additionally, there is a branch line station at Windermere providing regular connections to Oxenholme station.

## *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 (Ambleside campus)  
Lancaster University

## *Directions*

What3Words [///armed.flashing.spinners](http://armed.flashing.spinners)

Download the what3words App or go online for directions straight to the property.

## *Mobile and broadband services*

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



## Places to visit

Whatever the weather the Lake District has a vast number of attractions to keep the whole family entertained

The Brockhole Lake District Visitor Centre, Windermere  
Lake cruises – on Windemere from the terminals at Bowness, Waterhead and Lakeside. Also, the steam yacht 'Gondola' on Coniston Water

Historic houses - Beatrix Potter's house Hill Top, Wray Castle and Townend, Troutbeck (all of which are National Trust).  
Blackwell - the Arts & Crafts house at Bowness on Windermere and Brantwood at Coniston

Museums – Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow, the Laurel and Hardy Museum (Ulverston being the birthplace of Stan Laurel) and Stott Park Bobbin Mill  
Aquarium of the Lakes, Lakeside

Steam railways - the Lakeside and Haverthwaite, Ravenglass and Eskdale

Live theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal.

Cinemas at The Royalty, Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal  
Classical and contemporary music concerts at Yewfield, Hawkshead Hill

## Places to eat

### Informal dining, cafes and pubs

Marina View Restaurant, Windermere Marina  
Boardwalk and Baha, both in Bowness on Windermere  
Café Italia, San Pietro and Homeground, all in Windermere  
Country pubs - The Punch Bowl at Crosthwaite, The Black Labrador at Underbarrow, The Masons Arms on Cartmel Fell and The Hare and Hounds, Bowland Bridge  
The Swan Hotel, Newby Bridge

## Great walks nearby

Straight from the door, you might like to head for Brantfell, Post Knott, Orrest Head or take the ferry across the lake and head up Claife Heights and over to Hawkshead.

The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

The Dalesway, a 78.5 mile footpath from Bowness on Windermere to Ilkley in Yorkshire.

The 214 Wainwrights fells described in Alfred Wainwright's "Pictorial Guide to the Lakeland Fells" all lie within the boundary of the National Park and all but one are over 1,000 feet in height.

The Cumbria Way, a linear 70 mile linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

Holehird Gardens, Troutbeck an extensive 10 acre site, home of the Lakeland Horticultural Society.

Grizedale Forest - events, music and arts

### Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motorboat Racing Club), on Coniston (Coniston Sailing Club) and Ullswater (Ullswater Yacht Club).

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.

Spas and gyms at several local hotels

Golf clubs at Windermere, two in Kendal, Ulverston, Barrow in Furness, Grange over Sands

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.

For keen runners there are countless road and trail routes to enjoy. Parkrun on a Saturday morning at Fell Foot Park, Newby Bridge and Rothay Park, Ambleside

Cartmel Racecourse, a small National Hunt course with nine race days annually

### Special occasions

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

L'Enclume and Rogan and Co, both in Cartmel

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

Forest Side Hotel, Grasmere  
Heft, High Newton

## Services

Mains electric, water and drainage.  
Oil fired central heating.

*Guide price* £3,100,000

### Local Authority charges

Westmorland and Furness Council –  
business rates are payable. Rateable

Value of £43,750 (with effect from 01.04.23) with the standard multiplier of 54.6p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

**Tenure**  
Freehold







# 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

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