



1600
E.B.
1950

The Old Post Office

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The Old Post Office

Winster, LA23 3NN

Dating back to 1600, this delightful country house is one of the oldest properties in the area, and has been recently renovated and upgraded into an immaculately presented family home.

This 4 bedroom, detached, Grade II listed property is located within the Lake District National Park, in the picturesque and peaceful Winster Valley. The property is surrounded by beautiful gardens with an enclosed paddock and pond, and various outbuildings including a garage, barn, stables with hayloft, and plenty of driveway parking plus an additional private layby adjacent to the property.

The property benefits from a bright and sunny aspect with stunning views across the Winster Valley and surrounding fells.

Quick Overview

4 Bedroom detached house, Grade II Listed
Extensive renovation recently completed
Idyllic location in the Lake District National Park
Spacious Kitchen Diner plus utility room
Reception room / dining room
2 bathrooms plus separate WC
Beautiful gardens and 1/4 acre paddock with pond
Outbuildings including garage, barn and stables
Less than a 10 minute drive to Bowness Village
Driveway parking for several cars and private layby
B4RN hyperfast internet (up to 1,000mbps)







Location

A delightful setting that offers peaceful, semi-rural living with all the convenience of nearby Bowness and Windermere, where you will find a fabulous choice of cafes, boutique shops, restaurants and supermarkets. Windermere train station has regular services to Oxenholme where major train lines have direct links to both Manchester Airport and London. The M6 can be reached in about 20 minutes.

A 5 minute walk from the doorstep is The Brown Horse Pub & Restaurant. Surrounded by the beautiful Winster Valley there are countless walks and woodland trails with stunning views.

Proceed out of Bowness village centre towards Winster village on the A5074, then on entering Winster the property is a short way along on your left with a private cobbled driveway, and a layby belonging to the property on your right.



Welcome

Formerly known as Compston House, this fantastic four bedroomed detached house has been extensively renovated to the highest standard by the current owners into a beautiful stylish home that merges contemporary living with all of the essence and charm of the original features.

This 17th century house was a much loved post office and shop for 91 years (1895-1986) and had been kept in the same family for many years before being sold, extended and renovated into the fabulous house you see today.

The current owners have recently completed a number of renovations including: installation of a private borehole and UV filtration system, complete damp proofing, new kitchen with porcelain flooring with a range of integrated Neff appliances, new central heating system with HIVE app control, new downstairs WC and upstairs ensuite, new carpets and Karndean flooring throughout, LED lighting and total redecoration throughout the property. No detail has been left overlooked in the restoration of this incredible home and the results are spectacular!

Approaching The Old Post Office by private cobbled driveway, it quickly becomes apparent how special this house is. The house is set within its own large enclosed garden and overlooks its own paddock with stream fed lily pond and damson tree orchard. Range of outbuildings including a garage, large barn, stable with hayloft and woodshed.

In spring and summer, the house has a spectacular colourful floral wall of purple and pink. Wisteria frames the chocolate box exterior which has been a feature of many post cards, photographs and even a jigsaw!





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Ground Floor

Specifications

Kitchen Diner

20' x 11' Max (6.1m x 3.35m)

Utility Room

8' x 7'4" (2.44m x 2.24m)

Bedroom 3

14' 8" x 8' 5" (4.47m x 2.57m)

Bedroom 4

12' 9" x 11' 2" (3.89m x 3.4m)



Both entrances are traditional stone-built Lakeland porches with pitched slate roofs, slab flooring and side stone benches. The front porch retains the beautifully ornate studded oak door and cast iron doorbell. Into the oak beamed entrance hall are where two stunning ground floor bedrooms can be found. The first features a split level floor and 12 pane sash window, the second retains the original inlaid oak spice cupboard and mullion window. Both bright dual aspect rooms are beautifully presented with Karndean flooring.

To the end of the hallway is the heart of the house. The spacious oak beamed open plan kitchen-diner with porcelain floor tiles throughout, high gloss light grey wall and base units, quartz worktops with inlaid Franke 1.5 sink and a range of integrated Neff appliances: oven, induction hob, extractor fan, combi oven-grill microwave and dishwasher. To the dining area is a feature exposed Lakeland stone wall with a French door opening to a patio area and rockery, perfect for al fresco dining in the summer months!

Through the kitchen is the side entrance porch and utility room with high gloss base units and WC with vanity unit with inset basin and extractor fan.











First Floor

Specifications

Living/Dining Room
26' 7" x 16' 10" Max
(8.1m x 5.13m)

Bedroom 1
16' 3" x 11' 1" (4.95m x 3.38m)
incl en-suite

Bedroom 2
10' 11" x 10' 10" (3.33m x 3.3m)



To the first floor is the light and spacious exquisite triple aspect oak beamed living and dining area with breathtaking views over the Winster Valley and fells beyond. French doors lead out to a patio area and the landscaped gardens. Perfect for light and warm evenings. Admire the stunning views and look out for the range of wildlife – including deer, ducks and pheasants - that frequent the gardens and paddock. There is a most attractive fireplace with exposed stone, oak mantle and Lakeland slate hearth housing a wood burning stove. Ideal for keeping nice and cosy during the winter nights. Large walk-in storage cupboard with shelves and lighting.

The two further bedrooms can be found on this floor. Both are well presented and decorated to a high standard. Bedroom 1 is a light and airy room with two skylights and a large window that overlooks the gardens. There are built-in wardrobes with shelves and lighting. The contemporary ensuite features a corner shower, vanity unit with inset wash basin, LED mirror, extractor fan, tiled walls and Karndean flooring. Bedroom 2 features an oak beamed vaulted ceiling with 9 pane sash window with lovely views over the garden and fields beyond.

From the landing is a modern bathroom including a double shower cubicle with power shower, bath, WC, sink/vanity unit set within a granite top with wall lights. Part tiled walls and Karndean flooring, towel radiator and built in storage cupboards.











Outside

The house is set amongst beautiful well screened gardens with incredible views of the rural surroundings. The large lawn and well established gardens feature three stone paved patio areas, rockeries, a large greenhouse (with water and power supply) well stocked herbaceous borders and established shrubs and trees.

In spring and summer, the purple aubretia, alyssum and candytuft tumbling over the front wall and wisteria blossoms covering the front of the house are delightful to see.

A sweeping driveway laid with attractive cobbled granite provides ample off-road parking as well as access to the garage - with remote controlled entrance - and outbuildings. Large double door barn/workshop, stable and tackroom with hayloft above, and a woodshed. Water and power supply. To the rear of the outbuildings is a fruit and vegetable patch.

Opposite the house is an approx. 1/4 acre enclosed paddock with lily pond, stream, damson tree orchard and private layby for additional parking.

Important Information

Specifications

Garage

21' 9" Max x 16' 4" Max
(6.63m x 4.98m)

Barn / Workshop

16' 7" x 11' 5" (5.05m x 3.48m)

Stables

11' x 9' 5" (3.35m x 2.87m)

Woodshed (with Oil Tank)

9' 5" x 7' 2" (2.87m x 2.18m)

Services:

Oil fired central heating, mains electricity, private water supply via a borehole and filtration system (installed 2018), private septic tank drainage in own field across the road.

Energy Performance Certificate:

Available on our website and also at any of our offices.

Council Tax Band :

Westmorland and Furness Council - Band E.

What3Words:

///leopard.firework.amber

Tenure:

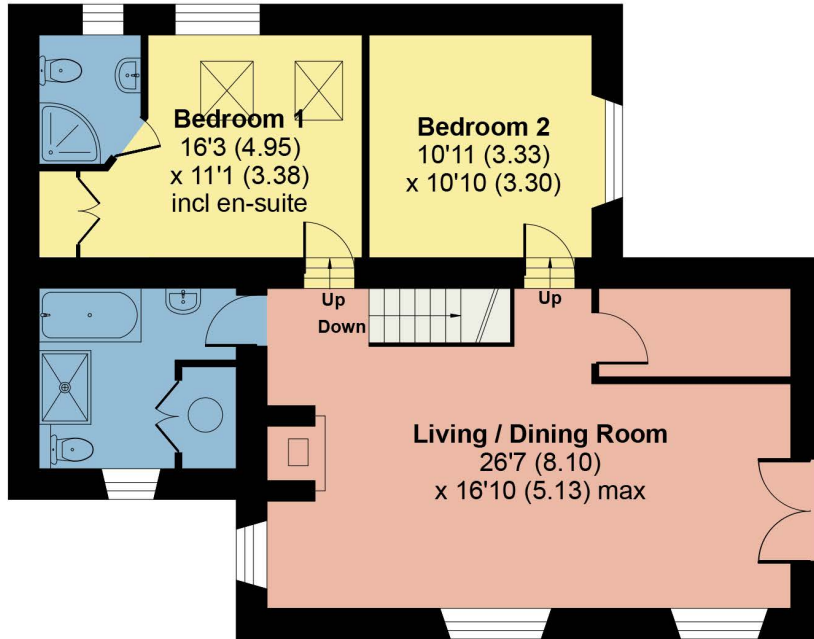
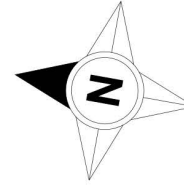
Freehold. Vacant possession upon completion.



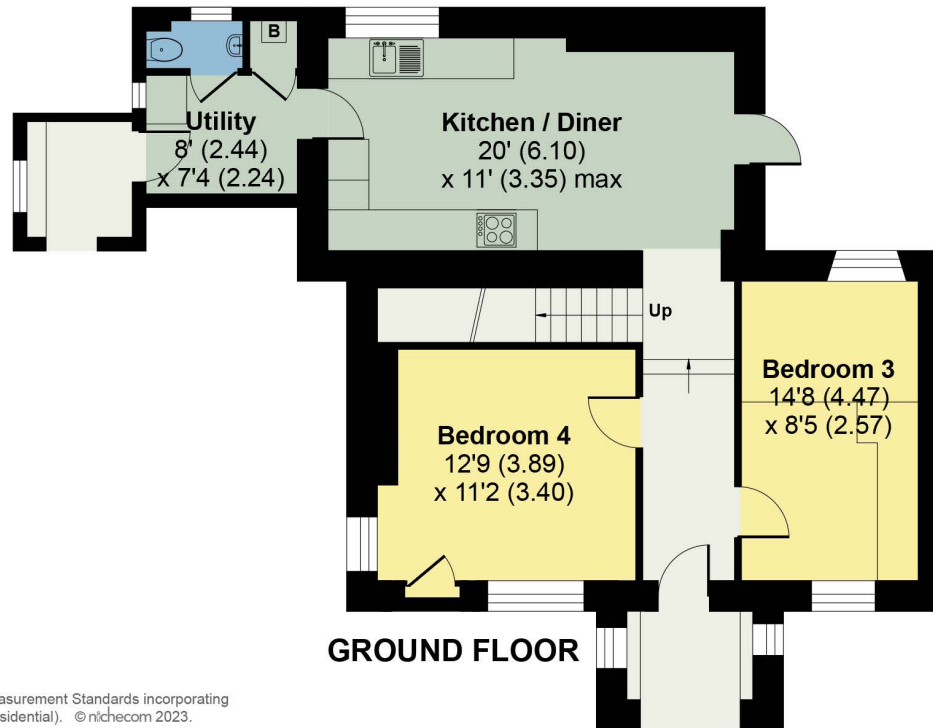
The Old Post Office, Winster, Windermere, LA23

Approximate Area = 1588 sq ft / 147.5 sq m
 Garage / Outbuilding = 697 sq ft / 64.7 sq m
 Total = 2285 sq ft / 212.2 sq m

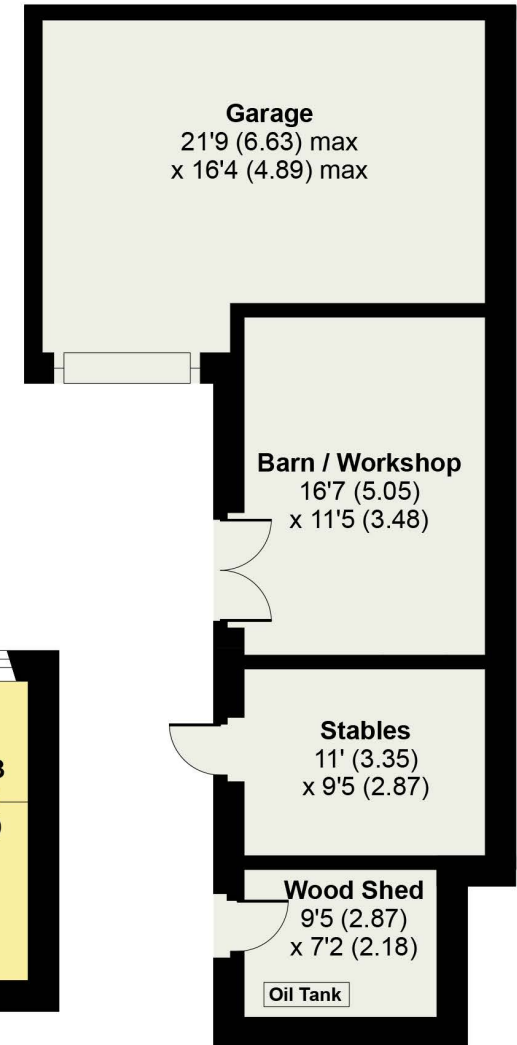
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FIRST FLOOR



GROUND FLOOR



GARAGE /
OUTBUILDING



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A white stone cottage with a chimney and a glass greenhouse in a lush garden. The cottage has a gabled roof and a stone wall in front. The greenhouse is on the right side of the image. The garden is well-maintained with a lawn and various plants.

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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Windermere office:

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