











# North Highfield

Rayrigg Road, Windermere, LA23 1EX

From its elevated position overlooking Lake Windermere, this 6 bedroomed property enjoys spectacular and expansive views over the lake and fells beyond. With access to its own private lake frontage and a substantial jetty, the property provides a unique experience of its glorious location. In addition to the 6 bedrooms, the generously proportioned layout also provides 3 luxurious reception rooms, 7 bath/shower rooms and 2 kitchens as well as extensive garages and external storage. The property is positioned in approximately half an acre of mature and well-tended garden which provides year-round colour.

## Quick Overview

6 Bedroomed semi-detached house

3 reception rooms and 7 bathrooms

Peaceful location set back from  
Windermere

Large well screened garden and patio  
seating areas

Spectacular views

Within walking distance of Windermere,  
transport links and schools

Lake frontage and private jetty

An ideal family home

Double and single garage and car port

FTTC broadband









# Location

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From Windermere, take the A591 Ambleside Road, turning left after approximately ½ mile at the mini roundabout into Rayrigg Road. North Highfield is the second turning on the right immediately after Priory Manor. Take the private drive to the electric gates.



# A Gentleman's Residence

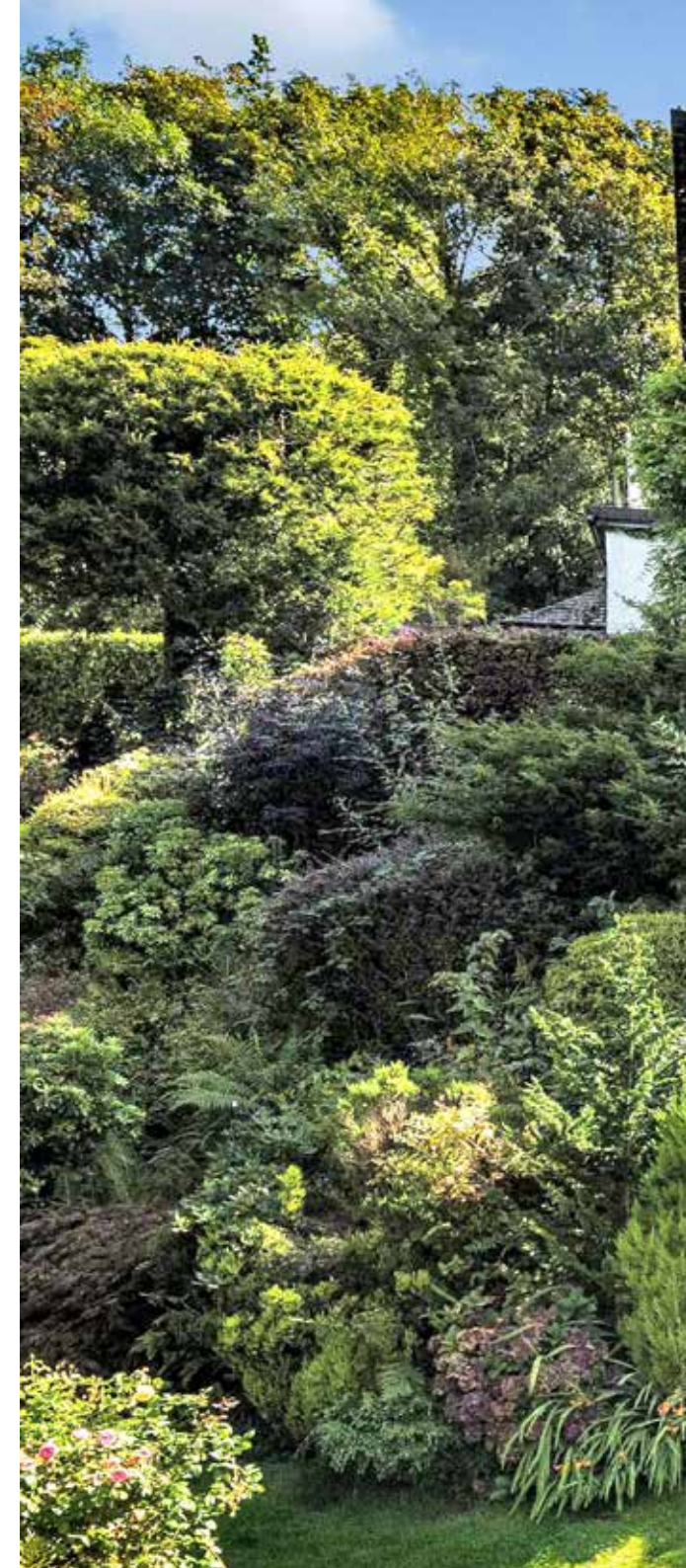
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Originally built in the mid 19th century as a gentleman's residence, the property offers spacious and elegant accommodation full of character, all situated in this prestigious location. North Highfield occupies two-thirds of the building and has been converted into a large family home.

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*"the most enviable abode in the country"*

- Harriet Martineau in *A Complete Guide to the English Lakes* (1855)















# Sundrenched Living Areas

Upon entering the property, the spacious hallway is drenched by natural light cascading down the stairs. It is equipped with generous storage space both under the stairs and in a cloak-room, as well as a shower room with a WC, washbasin, corner shower and heated towel rail. Moving into the fabulous drawing room boasting high ceilings and elaborate Victorian architecture, the vast bay windows provide glorious views overlooking Lake Windermere and beyond to Wetherlam Fell, Bowfell and the Langdale Pikes.

## Specifications

### Drawing Room

27' 3" x 23' 02" max into bay  
(8.31m x 7.01m)

### Sitting / Dining Room

27' 8" into bay x 12' 0"  
(8.43m x 3.66m)

### Cellar

15' 4" x 11' 10" (4.67m x 3.61m)





# Wine & Dine

The dining room equally exudes luxury, with the substantial windows providing vista for dinner, while a chandelier and exquisite feature fireplace complete the picture. A floor hatch opens to wooden steps leading to the cellar. The main kitchen is plentiful in size and comprises built in wall units, base units and a fridge freezer, a Miele single oven, Bosch dishwasher, Richmond Deluxe stove with gas hobs and shelved walls. The ground floor also benefits from a separate kitchen/morning room, again with wall and base units, a single AEG induction hob with extraction and space for a fridge freezer.

## Specifications

### Kitchen

15' 10" x 12' 0" (4.83m x 3.66m)

### Morning Room

25' 0" overall x 8' 7"  
(7.62m x 2.62m)

















# Slumber in Grandeur

The first floor continues to add spirit and style with thoughtful interior design, deserved of the grandeur of this wonderful property. The library, a staple of a house of such calibre, can be found on this level and is a sizeable and tranquil space to unwind and feel at one with the delightful scenery. The bedrooms are characteristically named 'Lowther', 'Banner', 'Dootson', 'Carver', 'Martineau' and 'Sheldon', four of which can be found on the first floor, each benefitting from en-suite shower rooms and magnificent views. There is an additional family bathroom on this floor, fitted with a WC, washbasin, bath and shower. Furthermore, the roof terrace is accessible from the first floor where you will find plenty of space for seating and socialising, providing the perfect opportunity to gather under the summer evening sky.

## Specifications

### Library

22' 3" into bay x 13' 5" max  
(6.78m x 4.09m)

### Lowther

13' 10" x 12' 11" (4.22m x 3.94m)

### Banner

13' 9" x 13' 0" (4.19m x 3.96m)

### Dootson

16' 3" inc. en-suite x 13' 0"  
(4.19m x 3.96m)

### Carver

15' 3" x 9' 1" (4.65m x 2.77m)

### Roof Decking Area

24' 5" x 10' 0" max

### Martineau

14' 0" x 12' 2" (4.27m x 3.71m)

### Sheldon

13' 9" x 10' 11" (4.19m x 3.33m)

The final two bedrooms can be found on the top level and come with fitted wardrobes and ample shelving space. A separate shower room with a WC, washbasin, shower and fitted cupboards and a convenient airing cupboard housing the Megaflo hot water tank are located on the landing.























# Gardens & Grounds

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The luxury of North Highfield is not just reserved for the house; there is ample space amongst the gardens, grounds and outbuildings. The car enthusiast's dream, North Highfield is equipped with parking for six cars, multiple garages and a car port with a charging point. Additional utilities consist of a laundry room, utility room, bike store, potting shed, outside boiler room and solar panels.

The mature and well-tended gardens are well-suited to the house and the surrounding landscape and accommodate a large patio, two summerhouses and a charming pond. A fairytale-like private footpath winds down to the lakeshore access and jetty, allowing full enjoyment of North Highfield's favourable location.

## Specifications

### Double Garage

16' 3" x 15' 4" (4.05m x 4.67m)

### Single Garage

18' 4" x 12' 10" (5.59m x 3.91m)

### Laundry Room

15' 1" x 4' 4" (4.61m x 1.32m)

### Utility Room

4' 5" x 4' 3" (1.35m x 1.3m)

### Bike Store

10' 10" x 4' 3" (3.3m x 1.3m)

### Potting Shed

12' 11" x 7' 5" (3.94m x 2.26m)

### Boiler Room

10' 7" x 8' 5" (3.23m x 2.57m)











# Important Information

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**Services:**

Mains water, electric and gas. Private drainage to new septic tank, due to be installed October 2024. Gas central heating with two boilers. Powervault home battery.

**Business Rates:**

Westmorland and Furness Council - Rateable value of £6,600 with the amount payable in the order of £3,234 for 2023/24. Small business rates may be applicable.

**Tenure:**

Freehold. Vacant possession upon completion.

**What3Words:**

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**Energy Performance Certificate:**

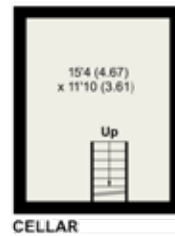
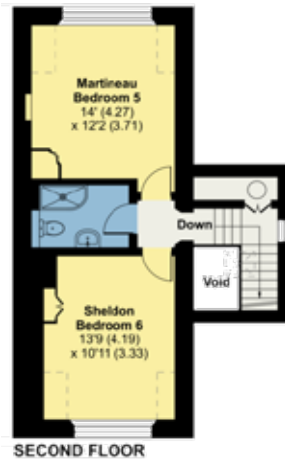
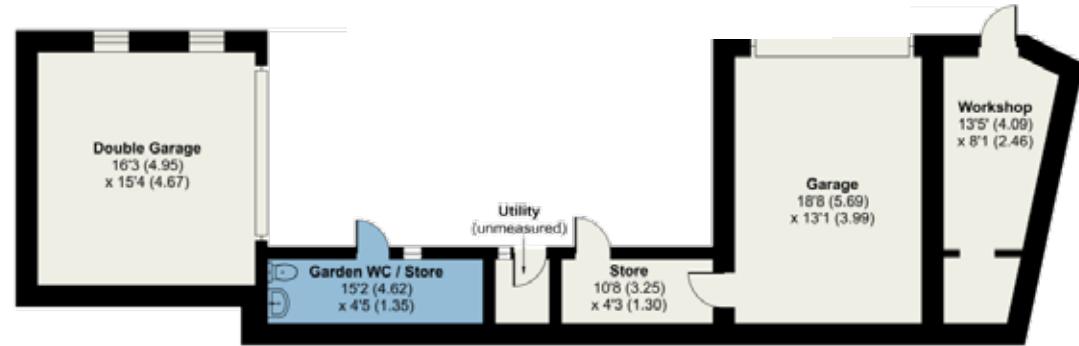
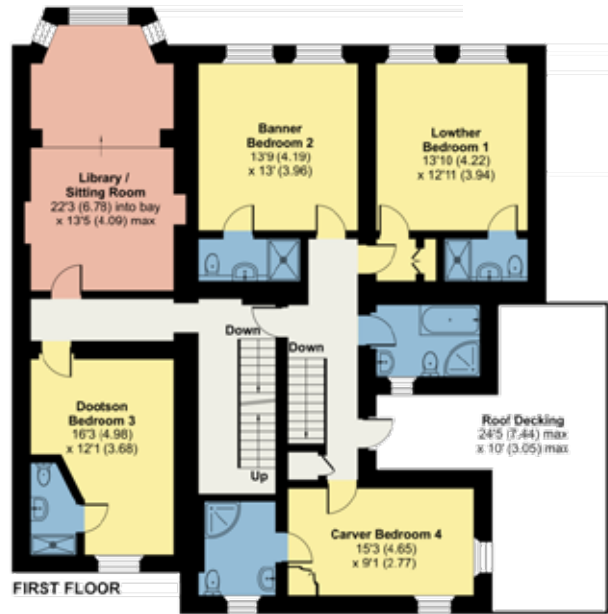
The full Energy Performance Certificate is available on our website and also at any of our offices.



# North Highfield Rayrigg Road, Windermere, LA23

Approximate Area = 4297 sq ft / 399.2 sq m (excludes void & Utility)  
 Limited Use Area(s) = 28 sq ft / 2.6 sq m  
 Garages = 496 sq ft / 46 sq m  
 Outbuildings = 235 sq ft / 21.8 sq m  
**Total = 5056 sq ft / 469.6 sq m**

For identification only - Not to scale







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## Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

**To view contact our Windermere office:**

Call us on 015394 44461

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