



Windermere

£495,000

10 Applethwaite Hall, Windermere, Cumbria , LA23 1PZ

A fantastic well-presented first floor apartment, set in the prestigious building of Applethwaite Hall. With luxury in mind with every detail complimenting the original Arts and Crafts movement, built in the 1920s and converted in 2016/2017. The property benefits from owner and visitor parking spaces and well maintained communal gardens. This property is an ideal second home, holiday let or indeed a low maintenance home. The current owners, who have had the apartment from new, have reserved it for their own use, hence it is immaculately presented and ready for the new owner to enjoy from day one.

Quick Overview

- 2 Bedroomed Apartment
- 1 reception room, 1 bathroom, 1 en-suite shower room
- Convenient, peaceful location
- Communal garden
- Views of the fells and woodland
- Close to Village and amenities
- Immaculately presented
- Ideal home, 2nd home or holiday let
- Owner & visitor parking
- * Standard Fibre Broadband available



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Standard
Fibre
Broadband



Owner and visitor
parking

Property Reference: W6208



Open Plan Living / Kitchen



Dining Area



Kitchen



Bedroom 1

Location: Lying just under 1 mile from the centre of Windermere village. From the Tourist Information Center in Windermere, head towards Staveley and Kendal on the A591 initially following the road up the hill over Alice How and as the road starts to dip bear left (after approx. 0.3 miles). Follow the lane for a further 0.4 miles or so turning into the private entrance to Applethwaite Hall on the right. Follow the sweeping driveway up and round and Flat 10 is on the right of the building with its private space clearly marked.

Property Overview: Located in the heart of the enchanting Lake District, discover the charm and elegance of 10 Applethwaite Hall, Windermere. This exquisite two-bedroom apartment offers a fantastic blend of contemporary comfort and timeless beauty, making it an ideal retreat for those seeking tranquillity amidst nature's splendour.

You enter the property through a communal door and lobby area taking the stairway, using the grand oak banisters which lead you upstairs to the apartment entrance. Upon entering this delightful residence, you are greeted by a long elegant hallway which leads off to the rest of the apartment and houses a storage cupboard with an Oso hot water tank (controlled remotely).

A spacious open-plan and dual aspect living area seamlessly combines the lounge, dining, and kitchen spaces. Bathed in natural light, the room offers a warm and inviting atmosphere, perfect for relaxing after a day exploring the fells. The modern kitchen area is equipped with high-quality Neff appliances, integrated hob, electric oven, extractor hood, microwave, fridge freezer, dishwasher and washing/drying machine. The sleek cabinetry boasting granite work surfaces and a splash back which ensures that culinary enthusiasts have everything they need to create delightful meals.

The apartment offers two generously sized double bedrooms, each designed with comfort and relaxation in mind. The master bedroom features an en-suite shower room, complete with contemporary fittings and a luxurious shower. The second bedroom is equally charming, with ample storage space and easy access to the main bathroom, which includes a stylish bath and over bath shower.

The well-maintained communal gardens offer a serene space for leisurely strolls, while the allocated parking ensures convenience for residents and guests alike. For outdoor enthusiasts, there is a secure Asgard metal storage unit for the safe keeping of bikes and water-sports equipment.

Located just a short distance from the vibrant village of Windermere, this apartment provides easy access to a range of local amenities, including charming cafes, boutique shops, and renowned restaurants. Whether you are seeking a permanent residence or a holiday getaway, 10 Applethwaite Hall offers an unparalleled lifestyle in one of the UK's most picturesque regions. Don't miss the opportunity to make this exceptional property your own.

Please note that the high quality furniture is available under separate negotiation.

Accommodation (with approximate measurements):

Share Entrance Hall

Hallway

Open plan living room/kitchen 23 max' 1" x 16 max' 9" (7.04m x 5.11m)

Bedroom 1 12' 1" min x 12' 1" (3.68m x 3.68m)

En-suite

Bedroom 2 12' 9" min x 9' 5" (3.89m x 2.87m)

Bathroom

Property Information:

Outside: Owner and visitor parking, lockable storage for outdoor gear, communal gardens.

Services: Mains electric and water and sewerage treatment plant for drainage . Electric heating that is controlled remotely.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Long leasehold, lease is 999 years and runs from 1 January 2016. The service charge for the year ending 31-12-25 is £3,020 and covers upkeep of the grounds, drive and car park, building insurance, upkeep of the sewerage treatment plant and the building's fire alarm system.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: //sapping.region.sizes

Notes: *Checked on <https://www.openreach.com/> 21st March 2025 - not verified.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bathroom



Communal Gardens

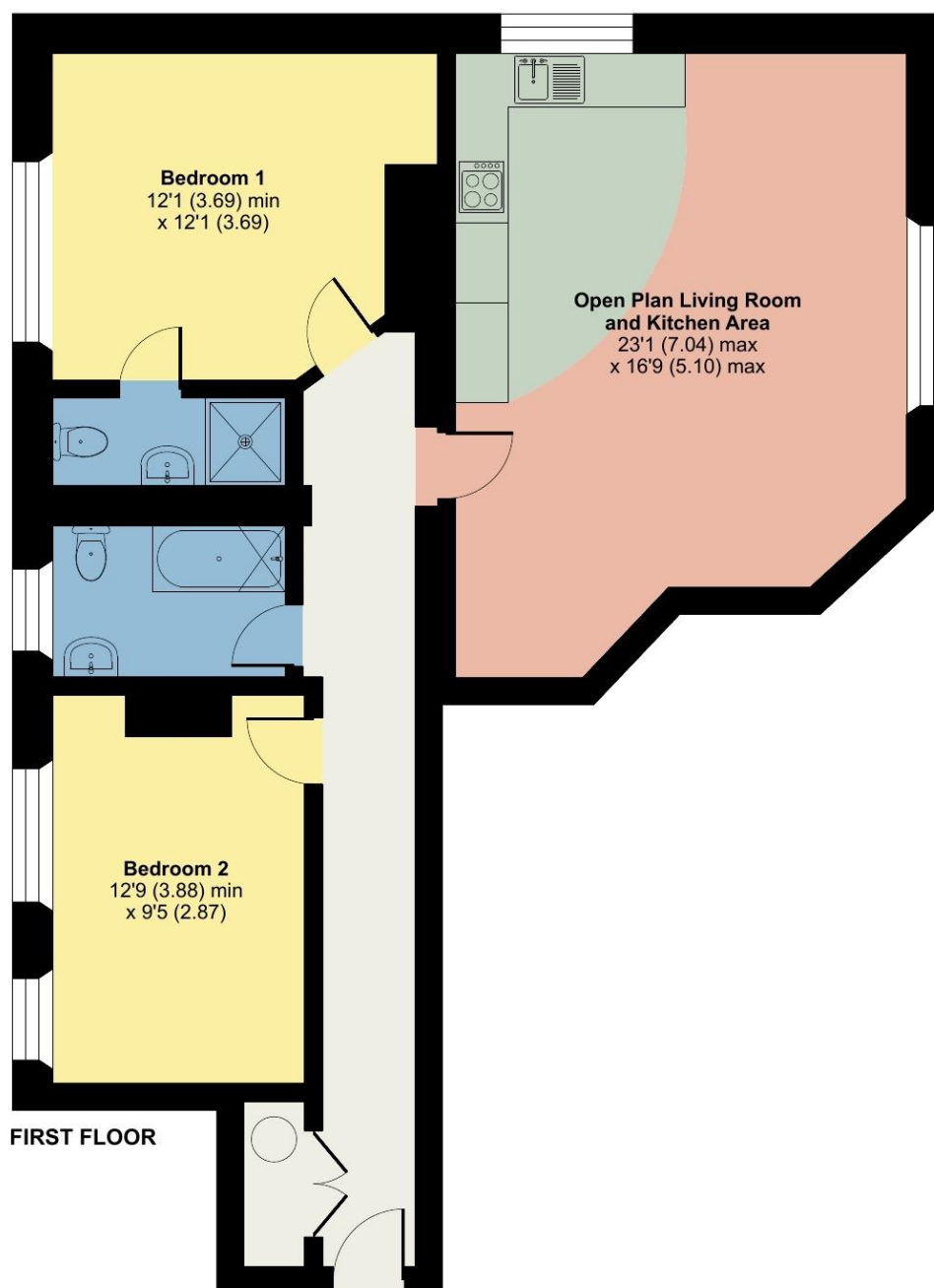


Rear Elevation and entrance

10, Applethwaite Hall, Windermere, LA23

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1264612

A thought from the owners...

We love spending time here and are always reluctant to leave, planning our next stay and the walks that we will do. There is plenty to explore from the doorstep with beautiful views, or hop in the car and easily access all that the Lakes has to offer. It feels peaceful and remote at Applethwaite Hall, yet Windermere with its shops and restaurants is just a mile away. The perfect lock-up and leave!

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/04/2025.

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