





Watermead

Old Hall Road, Troutbeck Bridge, LA23 1JA

Watermead is an immaculate and tastefully finished 5 bedroomed detached home with deeded ownership to Lake Windermere with access for boat mooring launch or kayaking, swimming etc and the most breathtaking views. Located close to the tranquil shores of the lake down a quiet private cul de sac, this charming property offers a rare opportunity to enjoy the surrounding scenery and private living.

The stunning landscape unfolds before you creating a picturesque backdrop, especially from the top rear garden, plus the house itself is a masterpiece of design, brimming with style and charm, feeling grand but homely throughout.

Quick Overview

Breathtaking views of Lake Windermere and the Lakeland fells

Use of an area of nearby Lake Frontage

A beautiful and peaceful semi rural location

Chain free

5 bedroomed detached house

4 reception rooms and 3 bathrooms (1 ensuite)

Stunning gardens around the home

Ample off road parking and detached double garage

Ideal family home, second home or holiday let

Superfast fibre broadband available



Location

Watermead is situated within a most prestigious residential area on the fringe of Lake Windermere. Old Hall Road is a most sought after, peaceful location on the outskirts of Windermere. Proceed out of Windermere along the A591 heading towards Ambleside and after passing the mini roundabout, take the first turning left into Old Hall Road. Proceed down the private road for approximately ½ mile (passing over four speed bumps), then bear right where Watermead is the second driveway on the right.

Welcome

Specifications

Inner Hall

20' 1" x 15' 7" (6.12m x 4.75m)

Sitting Room

29' 6" into bay x 12' 11"
(8.99m x 3.94m)

Bedroom 5

12' 3" x 11' (3.73m x 3.35m)

Living Room

18' 1" into bay x 13' 3"
(5.51m x 4.04m)

Built we believe in the 1920s, the home was designed to be both large and cosy as well as having a thoughtful and convenient layout. From the front door, the large inner hall shows an impressive entrance where there boasts a comforting seating area with large wood burning stove and a separate WC and washbasin, perfect after enjoying the outdoors of the Lake District.

Proceeding through the double doors, ahead is the bright and spacious sitting room with an immediately eye catching large bay window, allowing natural light to flood the space. Moving back into the inner hall, you are greeted with a guest bedroom (bedroom 5), including open fireplace and fitted shelved walls with built in cupboard. Proceeding to the living room you

are again greeted with a large bay window and a great space for entertaining guests or winding down after a hard day's work.





Excquisite Dining

Specifications

Breakfast Kitchen
25' 9" overall x 14' max
(7.85m x 4.27m)

Dining Room
18' 4" max x 9' 10"
(5.59m x 3m)

Utility Room
10' 5" x 7' 7"
(3.18m x 2.31m)

Through to the spectacular kitchen, showcasing a seamless blend of modern design and functionality. The kitchen is equipped with top-of-the-line appliances, including built-in wall and base units, a built in dishwasher, double inset sink, an AGA cooker with gas hobs and extractor over. The kitchen also features space for a large fridge/freezer, a small breakfast bar offering a stylish space for casual dining, plus a central serving preparation unit adding a touch of elegance and practicality to the room. In addition to its impressive array of modern appliances, the dining kitchen of this exquisite property offers a spacious and stylish 6 seater dining table that is perfect for hosting memorable meals and gatherings. Attached to the

kitchen is a separate pantry for additional food storage use.

To finish off the ground floor, there is a functional utility room with wall and base units, plumbing for washing machine and tumble dryer, a storage cupboard housing Worcester boiler and hot water cylinder and a separate shower room including shower, WC and washbasin. Finally, you have an elegant dining room creating a modern dining experience boasting natural light from the large windows and patio doors leading out to the front decking area.

Comfort & Elegance

Journeying to the first floor of this exquisite property unveils a collection of four beautifully presented double bedrooms, each offering a blend of luxury and comfort. The master bedroom boasts built in wardrobes and storage space, glimpses of the lake, its own balcony to the rear and an ensuite shower room ensuring convenience and privacy. Among the other bedrooms, bedroom 2 & 4 offer views to the lake and bedroom 3 stands out with an additional rear balcony. All 5 bedrooms have been carefully crafted to offer you a lifestyle of refined comfort and elegance. The first floor finishes perfectly with a separate family bathroom comprising of WC, washbasin with vanity unit, bath and separate shower.

Specifications

Bedroom 1

26' 7" max x 12' 10" max
(8.1m x 3.91m)

Bedroom 2

12' 6" max x 12' 2" max
(3.81m x 3.71m)

Bedroom 3

13' 10" max x 12' 5" max
(4.22m x 3.78m)

Bedroom 4

9' 9" x 9' 1" (2.97m x 2.77m)







The Perfect Canvas

Specifications

Double Garage Ground Floor
20' 7" x 20' (6.27m x 6.1m)

Double Garage First Floor
11' x 18' (3.35m x 5.49m)

Detached Timber Outbuilding
19' 4" x 11' 6" (5.89m x 3.51m)

Outside the property you are greeted by a large gated driveway with ample parking and a detached double garage, plus meticulously landscaped gardens and expansive patio/decked areas, perfect for al fresco dining while soaking in the picturesque surroundings. Additionally, there is a detached timber outbuilding offering endless possibilities as a store room, office, gym, or hobby room. The gardens and house are south west facing with the top rear decking area benefitting from fantastic landscape views towards Lake Windermere. Watermead also gains access to shared lake frontage with other residents on Old Hall Road only a short walk down the private road.

This property presents a versatile opportunity for prospective buyers seeking a range of living options. Whether you are looking for a lucrative investment as a holiday let, a luxurious main residence or a second home, Watermead offers the perfect canvas to fulfil what you're looking for.



Important Information

Services:

Gas fired central heating, electricity and mains water. Private drainage to a septic tank. 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:

Freehold (Vacant possession upon completion).

Council Tax:

Westmorland and Furness Council - Band G.

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales office.

Energy Performance Certificate:

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

What3Words:

///cupboards.decisions.unfair

Mobile Coverage:

EE & O2 - Likely.

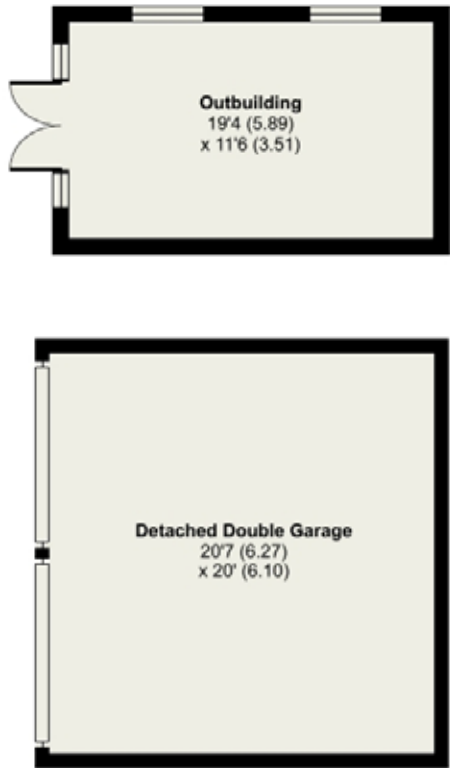


Floorplan & Boundary



Watermead, Old Hall Road,
Troutbeck Bridge, LA23

Approximate Area = 2623 sq ft / 243.6 sq m
Limited Use Area(s) = 120 sq ft / 11.1 sq m
Garage = 416 sq ft / 38.6 sq m
Outbuilding = 222 sq ft / 20.6 sq m
Total = 3381 sq ft / 314 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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