





Claife Holme & Claife Holme Boathouse

Old Hall Road, Troutbeck Bridge, LA23 1JA

Claife Holme and Claife Holme Boathouse offer an exquisite blend of rather unique qualities. Sat on a South West facing plot, completely rebuilt in 2012 to give the location a house of real quality with 5 bedrooms (4 en-suite), 3 generous reception rooms with all the principle rooms at the back having breath taking lake views. Then there is the detached boathouse complete with day room and balcony to complete this rather special property and all down a private cul de sac away from the hustle and bustle of modern life.

A very rare opportunity to acquire 2 expertly built and maintained modern properties providing easy lake access.

Quick Overview

- 5 bedroomed detached house built 2012
- 3 large reception rooms & 5 bathrooms (4 en-suite)
- Extremely tranquil location with South West aspect
- Well maintained gardens
- Panoramic views of Lake Windermere and the surrounding fells
- Private cul-de-sac
- In fantastic decorative order
- Detached boathouse with day room and slipway
- Double garage and ample off road parking
- Superfast fibre broadband available

Location

Claife Holme 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 and boasts a number of premium property developments. 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) and then take the 4th right turn where Claife Holme is the third property on the left.





Welcome

In the heart of the picturesque Lake District, Claife Holme on Old Hall Road, Troutbeck Bridge, offers an exceptional opportunity to own a piece of tranquillity. This charming property is perfectly positioned to capture breathtaking views of the surrounding Lakeland Fells and the serene waters of Lake Windermere.

As you approach Claife Holme, you'll be greeted by its enchanting façade, a testament to timeless elegance and character. The property boasts a generous plot, offering ample space for outdoor pursuits or simply soaking in the natural beauty that envelops it. The well-tended gardens provide a delightful setting for alfresco dining or leisurely afternoons in the sun.



Light & Bright

Step inside, and you'll find a home that exudes warmth and comfort. The spacious living areas are bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining. On entering the property you are greeted with a large living room and off this room you will find the sitting room. Both rooms, with their large windows and patio doors lead to the delightful rear garden and patio seating area and both offer panoramic views that change with the seasons, providing a constant reminder of the stunning location.

A spacious and charming dining room can be found on the ground floor ideal for hosting dinner parties and entertaining guests, or perfect for family gatherings or intimate dinners. Again having patio doors leading out onto the rear garden and has views of the Lake and fells.

A downstairs cloakroom comprises of WC, washbasin and vanity unit.

Specifications

Living Room

27' 9" max x 19' 8" inc stairs
(8.46m x 5.99m)

Sitting Room

29' 4" max x 19' 0"
(8.94m x 5.79m)

Dining Room

21' 2" max x 19' 0"
(6.45m x 5.79m)





A Culinary Haven

Specifications

Kitchen
19' 0" x 16' 3" (5.79m x 4.95m)

Utility Room
7' 9" x 6' 5" (2.36m x 1.96m)

Bedroom 5
20' 0" x 13' 0" (6.1m x 3.96m)

The heart of the home is the large well-appointed kitchen, where culinary enthusiasts will find inspiration. With a modern electric Aga including an additional integrated full oven unit, with extractor fans over, built in Bosch dishwasher and built in Gaggenan fridges and freezer, ample counter space and ample wall and base units, it's a chef's delight.

A further cloakroom can be found having WC, inset washbasin and vanity unit. A handy utility room is also found on the ground floor and has wall and base units, stainless steel sink unit and plumbing for

washing machine and space for dryer.

From the rear hall there is access to the double garage and a staircase which leads you to a spacious 5th bedroom and shower room above the garage (a perfect guest suite).



Morning Views

Claife Holme features 5 bedrooms in total, each offering a peaceful retreat at the end of the day. All bedrooms are a sanctuary of comfort, with 4 having en-suites and all have significant built in wardrobes. Bedroom 2 also has a separate dressing room with ample wardrobe space.

The 3 principle bedrooms have stunning lake views and all open out on to a deep 55" long balcony running along the back of the house.

Specifications

Bedroom One
18' 10" x 18' 9" max
(5.74m x 5.72m)

Bedroom Two
19' 9" max x 19' 0"
(6.02m x 5.79m)

Bedroom Three
18' 5" max x 15' 0"
(5.61m x 4.57m)

Bedroom Four
19' 0" x 12' 0"
(5.79m x 3.66m)

Balcony
55' 0" x 9' 7" max
(16.76m x 2.92m)





Serenity & Seclusion

Specifications

Double Garage

20' 0" x 19' 7"
(6.1m x 5.97m)

Outside and through the electric gate which lead to the front of the property you will find ample parking for numerous cars and a double garage, along with well kept lawns and various trees and shrubs. To the rear of the property are delightful well kept gardens along with attractive stone seating feature and having various shrubs and borders and patio seating area. Access which takes you to the boathouse can be found via a gate at the bottom of the garden.

Conveniently located, within easy walking distance of Windermere town centre, this property provides easy access to local amenities while maintaining a sense of seclusion. Whether you're seeking a permanent residence or a holiday escape, Claife Holme is a rare gem that promises a lifestyle of serenity and natural beauty. Don't miss the chance to make it your own.





Claife Holme Boathouse

Specifications

Day Room

31' 9" x 13' 8" inc stairs
(9.68m x 4.17m)

Balcony

19' 0" max x 8' 10"
(5.79m x 2.69m)

Boathouse

36' 0" overall x 13' 8" overall
(10.97m x 4.17m)

Wet Dock

28' 5" x 10' 0" (8.66m x 3.05m)

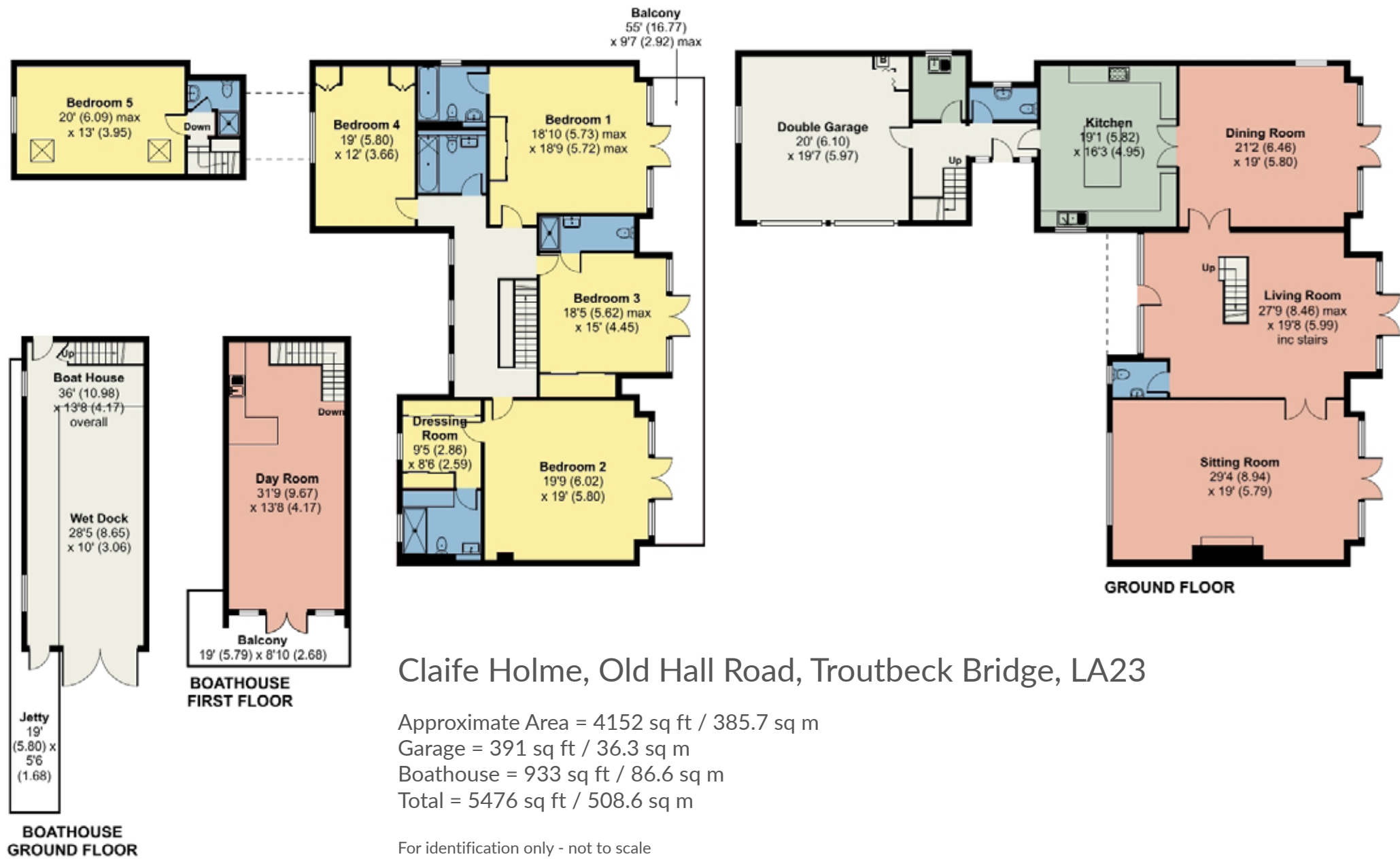
Jetty

19' 0" x 5' 6" (5.79m x 1.68m)

Discover the enchanting Claife Holme Boathouse, re-built in 2000, it has a lakeside day room overlooking Lake Windermere. The open-plan day room is flooded with natural light, thanks to large window patio doors which lead to the balcony looking out over the tranquil waters of Windermere as your backdrop. The kitchen area is well equipped and has a dining area ideal for when friends and family visit. Along with a wet dock underneath and your own jetty, this is a real asset to the main house and a special treat for boating enthusiasts.



Floor Plan & Boundary



Claife Holme, Old Hall Road, Troutbeck Bridge, LA23

Important Information

Services:
Gas fired central heating, electricity and mains water. Private drainage to a septic tank which has very recently been confirmed as being compliant with necessary regulations.

Tenure:
Freehold. Vacant possession upon completion.

Council Tax:
Westmorland And Furness Council - Band H.

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:
//consented.flasks.suave

Mobile Coverage:
EE, Three.

Agent's Note:
Whereas, the preference of the current owners is to sell the house and boathouse as one package they would be prepared to dispose of the house on its own subject to separate negotiation.



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Viewings

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To view contact our Windermere office:

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