



 Grammar School House



Quick Overview

- Beautifully maintained detached house
 - Four double bedrooms and three bathrooms
 - Located in the Lake District National Park
 - Former 1860 school with historic charm
 - Peaceful rural setting with an abundance of wildlife
 - No onward chain
 - Proven 5-star holiday let potential
 - Spacious kitchen/ dining/ family room with AGA
 - Easy access to Aira Force, the Helvellyn range and the High Street fells
 - Ultrafast fibre broadband
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Grammar School House

Watermillock, CA11 0LR

Positioned on a peaceful and manageable plot within the highly sought after Watermillock area on the western shores of Ullswater, Grammar School House offers well-proportioned and flexible accommodation, combining comfortable modern living with a rich and fascinating history.

Set amidst beautiful open countryside at the foot of Little Mell Fell, the home enjoys a tranquil setting with an abundance of wildlife. Red squirrels are regular visitors, along with a variety of birdlife including woodpeckers, creating a true sense of rural escape. A network of scenic footpaths can be accessed nearby, including routes leading towards the renowned Aira Force waterfall, approximately three miles away.

As its name suggests, the property was originally built in circa 1860 as a school serving the local community with notable local families, including the Spring-Rice family of Old Church, involved in its endowment. Cecil Spring-Rice, best known for composing "I Vow to Thee My Country", is among those connected to its history. A transcript of the original school logbook is retained by the current owners, providing a rare and tangible link to the building's past. The property ceased operating as a school in the 1940's before being sold into private ownership in the 1950's, at which point the upper floor was added.

Today, Grammar School House has been meticulously maintained and thoughtfully updated, resulting in a home that is ready for immediate occupation. It also presents an attractive opportunity for those considering holiday letting, having previously been successfully operated at the "Visit England 5 Star Gold Level" for many years.





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House

Location

Watermillock is a delightful and highly desirable Lakeland hamlet, beautifully positioned above Ullswater and widely regarded as one of the most scenic and accessible parts of the Lake District.

The area offers a rare balance of peace and convenience, with the market town of Penrith less than eight miles away, providing a full range of amenities, supermarkets, schools and leisure facilities.

Junction 40 of the M6 and the West Coast Main Line at Penrith offer excellent transport links, with direct rail services to London in approximately three hours, as well as connections to Manchester, Glasgow and Edinburgh.

The nearby villages of Pooley Bridge, Glenridding and Patterdale are all within easy reach, offering a range of popular cafés, traditional inns and access to the lake itself.

For outdoor enthusiasts, the location is exceptional, with easy access to some of the Lake District's most celebrated landscapes, including Aira Force, the Helvellyn range and the High Street fells, as well as opportunities for sailing, walking, cycling and horse riding.



Wine & Dine

Stepping into a light filled and welcoming hallway, finished with a beautiful Tasmanian solid oak floor, there is an immediate sense of quality and flow. Running along the front of the house, the hallway provides access to useful storage, the principal reception rooms, and leads through to the true heart of the home – the impressive family kitchen dining room.

Also laid with Tasmanian solid oak flooring, this generous and sociable space has been thoughtfully designed for both everyday living and entertaining. At its centre sits an electric AGA, combining classic character with modern convenience and forming a natural focal point within the room. There is ample space for dining and relaxed seating, creating a comfortable yet versatile environment where family and guests can gather with ease.

Sliding doors enhance the connection to the outdoors, offering a seamless indoor-outdoor feel, while windows to the front frame delightful woodland views – a peaceful outlook often animated by visiting red squirrels and an array of birdlife.

Centrally positioned within the ground floor, the formal dining room offers excellent flexibility and is currently enjoyed as a music and reading room. This elegant space provides a quieter retreat and retains a link to the property's past, with the rear porch – formerly the boys' entrance, giving access to the side of the house.

To the rear, the cosy living room provides a warm and inviting setting in which to unwind. Overlooking the lawned garden and feature pond, this room combines charm and comfort, with the continuation of the Tasmanian oak flooring and the addition of a multi fuel stove, creating an ideal atmosphere for relaxing evenings.

The versatility of the ground floor accommodation ensures the property can adapt effortlessly to a variety of lifestyles, offering both refined entertaining spaces and comfortable areas for everyday living.









Bedrooms

The upper floor, a later addition to the property, has been thoughtfully arranged to provide four well-proportioned double bedrooms, all centred around a generous landing space.

Windows from the landing frame a picturesque outlook towards Little Mell Fell, creating a light and airy first impression to this level.

Bedroom one is a particularly bright and inviting room, benefitting from an abundance of natural light and its own En-suite facilities, offering both comfort and privacy.

Bedroom two is equally impressive especially in scale, providing ample space for a full range of bedroom furnishings and lending itself perfectly to guest accommodation or family use.

Bedrooms three and four continue the theme of well-balanced proportions, each offering comfortable double accommodation. Bedroom three in particular enjoys a charming outlook to the front, where the surrounding woodland provides a peaceful backdrop and the chance to spot the resident red squirrels.

The first floor is well served by a bathroom with a delightful vintage feel, complete with a freestanding bath that adds a touch of character and relaxation. In addition, a separate shower room offers practicality and convenience, particularly when the house is fully occupied.

Altogether, the bedroom accommodation provides a calm and restful retreat, combining charm, space and flexibility to suit both family living and visiting guests with ease.









Outside

Set within a generous yet highly manageable plot, the grounds at Grammar School House perfectly complement its peaceful rural setting. The property is surrounded by well-maintained lawned gardens, incorporating a feature pond that enhances the sense of tranquillity and encourages the abundant wildlife for which the area is known.

A gravelled driveway sweeps around the property, providing ample parking and ease of access, while also reinforcing the home's practical appeal. To the front, a woodland backdrop offers a high degree of privacy and a beautiful natural screen, often alive with red squirrels and a variety of birdlife.

To the rear, the gardens open out to more expansive aspects, creating a wonderful sense of space and connection to the surrounding countryside at the foot of Little Mell Fell. This balance of shelter and openness allows the grounds to be enjoyed throughout the day, whether relaxing, entertaining, or simply taking in the ever changing landscape.

In addition, the former school toilet block now provides useful external storage, adding a further practical element to this charming and historic home.



Grammar School House, Watermillock, CA11 0LR

Approximate Area = 2575.6 sq ft / 239.9 sq m

For identification only - not to scale

Specifications

Kitchen

25'7" x 14'9" (7.80m x 4.50m)

Utility

5'11" x 8'10" (1.80m x 2.70m)

Dining Room

12'10" x 11'10" (3.90m x 3.60m)

Living Room

13'9" x 14'9" (4.20m x 4.50m)

Bedroom 1

6'7" x 15'9" (2.00m x 4.80m)

Bedroom 2

18'1" x 14'6" (5.50m x 4.41m)

Bedroom 3

14'6" max x 15'9" (4.41m x 4.80m)

Bedroom 4

12' x 12'6" (3.65m x 3.81m)

Ground Floor
Approx. 1012 sq. metres (1012 sq. feet)



First Floor
Approx. 1563 sq. metres (1563 sq. feet)



Directions

From our office in Penrith follow the road Up Castlegate. At the roundabout, take the 1st exit onto Ullswater Rd/A592.

At Skirsgill Interchange, take the 3rd exit onto A66. At the roundabout, take the 2nd exit onto A592.

Turn right after 5.2 miles, which is the second turning after the Brackenrigg public house, where there is a lay-by with bus stop.

After passing the church on the left hand side the property is located 200m on the right, after the farm

Important Information

Parking:

Garage, Off-road parking

Tenure:

Freehold.

Council Tax Band:

Westmorland & Furness Council - Band F.

Services:

Oil fired central heating, mains electricity, mains water and sewage treatment plant.

Energy Performance Certificate:

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

Broadband Speed

Ultrafast broadband available

Viewings:

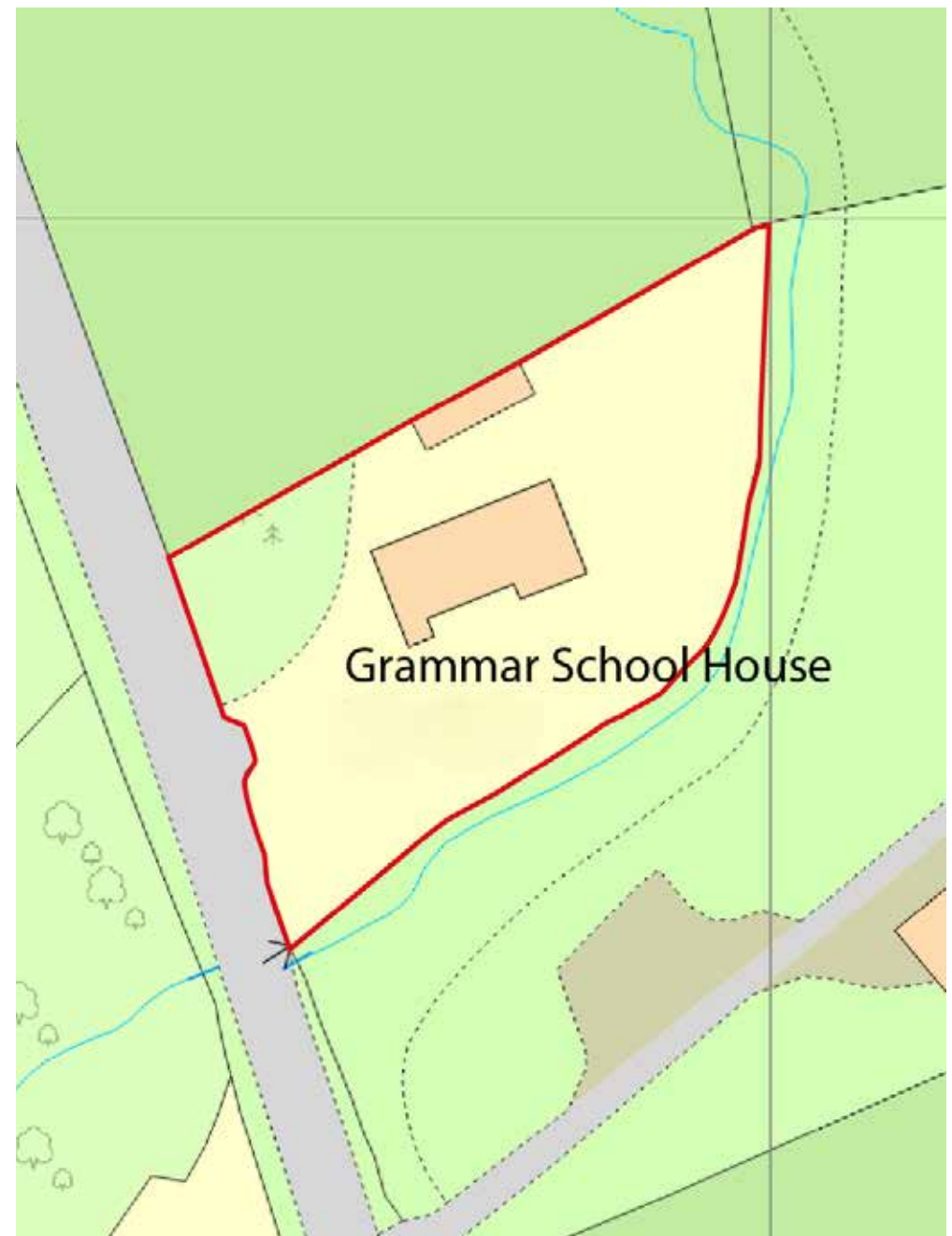
By appointment with Hackney and Leigh's Penrith office

What3Words:

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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 30th April 2026

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Penrith office:

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