



1 Birthwaite Edge  
Birthwaite Road | The Lake District | LA23 1BS

## Welcome to 1 Birthwaite Edge, Birthwaite Road, Windermere, LA23 1BS

An original Lakeland residence, built in 1919 by the renowned housebuilder G.H. Pattinson, this property showcases many of the distinctive features associated with his work, including local stone walls, slate roofs, and elegant round stone columns and chimneys.

The original house contains two apartments, each offering well-appointed three-bedroom, two-bathroom accommodation. A more recent extension has since been demolished and sympathetically rebuilt to provide an additional five units: three three-bedroom apartments overlooking the gardens, and two two-bedroom apartments situated to the side. Careful attention has been given to ensuring the new development blends seamlessly with the historic character of the original building. All apartments benefit from private terraces or balconies, as well as shared access to the extensive landscaped gardens.

A rare opportunity now presents itself to acquire Flat 1, Birthwaite Edge – a comfortable ground-floor Lakeland stone-built apartment situated in one of the most prestigious locations on the edge of Windermere village. This well-designed three-bedroom property offers generously proportioned accommodation, complemented by a superb private south facing terrace area. Additional benefits include the original front door of the building, a single garage and two allocated parking spaces immediately outside the apartment.

Birthwaite Edge apartments are equally suited to use as permanent residences or second homes, although there is a restriction on holiday letting.





## Location

On the verdant outskirts of town and close to Bowness, for decades Birthwaite Road has been the sought after location in Windermere. Birthwaite Edge nestles in peaceful setting which affords great privacy and so, despite the proximity of two of Lakeland's busiest tourist hotspots, it feels a world away from the hustle and bustle, inhabiting a quiet yet convenient setting.

Straight from the door you can enjoy a leisurely stroll into either of the neighbouring towns for drinks or to dine in one of the wide selection of restaurants and bars, a trip to the cinema or theatre. Plus you are barely a 10 minute walk from Windermere Lake. Offering a great quality of life, this is a great place to live as well as visit.

Between them, Windermere (0.5 mile) and Bowness (1.2 mile) offer an excellent range of local amenities and services with primary schools within walking distance, a choice of supermarkets (including regional favourite Booths), two Post Offices, doctors' and dentists' surgeries, opticians, hairdressers, barbers and vets. This is the ideal location for enjoying the wider Lake District with countless attractions and outdoor pursuits readily available as well as lots of footpaths straight from the front door. The nearest motorway access is J36 on the M6 with a main West Coast railway station at Oxenholme. The branch line connection in Windermere itself is a short walk away.





# STEP INSIDE

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Accessed via a welcoming vestibule, the property opens into a well-proportioned hallway featuring a cloak cupboard housing the electric meters. From here, the accommodation unfolds into a spacious open-plan kitchen and sunroom, offering an excellent sense of light and space. The kitchen is fitted with a range of wall and base units and benefits from integrated appliances including a Neff oven, induction hob with extractor, Miele dishwasher, and integrated fridge/freezer, together with space for a dining table.

The layout flows naturally into the bright sunroom, which enjoys direct access to the generous private terrace and pleasant views over the communal grounds via a large bay window. This leads seamlessly into the dual-aspect living room, a comfortable and inviting space featuring a coal-effect gas fireplace, fitted shelving, wall-mounted storage cupboard, and an attractive outlook across the gardens.

Continuing along the hallway, the second bedroom is well appointed with fitted wardrobes and the added benefit of an ensuite shower room. The third bedroom is currently utilised as a study but would readily serve as a further double bedroom, offering flexibility to suit a variety of needs.

Additional accommodation includes a separate utility room housing a Vaillant gas boiler and hot water tank, along with useful base units and space for laundry appliances. There is also a separate cloakroom with WC and wash basin, complemented by built-in storage and a linen cupboard.

The principal bedroom is particularly spacious and features fitted wardrobes, shelving, and a double chest of drawers, along with a well-appointed ensuite bathroom comprising a bath with shower over, WC, wash basin, and heated towel rail.

The apartment presents an excellent opportunity to create a bespoke and luxurious home within one of Windermere's most sought-after locations, combining generous proportions, versatile accommodation, and access to beautifully maintained communal grounds.





### Step outside

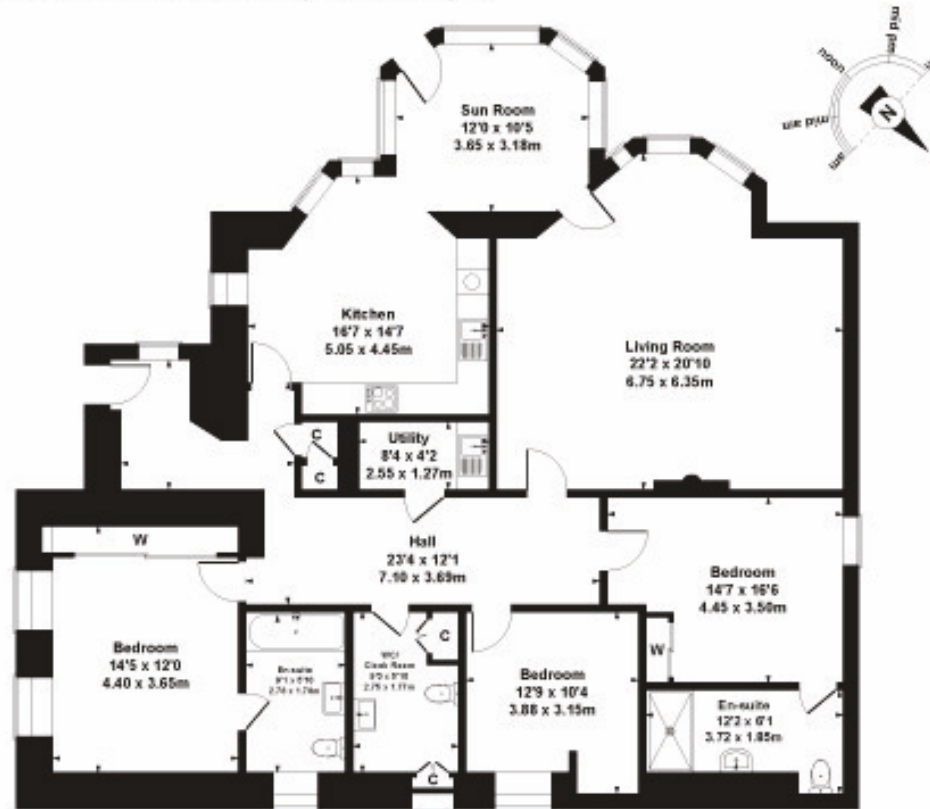
The property is further enhanced by a private south facing terrace and charming lawned area, providing an ideal setting for outdoor relaxation and entertaining. Additional benefits include a single garage which has a considerable amount of accessible storage in the roof, and allocated parking for two vehicles.

Residents also enjoy the use of beautifully maintained communal grounds, which create a serene and picturesque setting, along with convenient visitor parking for guests.



# Birthwaite Edge Birthwaite Road, Windermere, LA23 1BS

Approximate Gross Internal Area 1711 sq ft - 159 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	81	81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellertwaite Square, Windermere, Cumbria, LA23 1DU Printed



# FURTHER INFORMATION

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## *On the Road*

Bowness on Windermere	1.2 miles
Ambleside	4.8 miles
Hawkshead	9.2 miles
Kendal	9.2 miles
Grasmere	9.3 miles
Cartmel	15.1 miles
Manchester	81.1 miles

### **Transport links**

M6 J36	16 miles
Windermere railway station	0.8 miles
Oxenholme railway station	12.6 miles
Manchester airport	90.6 miles
Liverpool airport	96.2 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Included in the Sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances (including cooker and fridge freezer).

*Guide price* £850,000

## *Directions*

///rationed.rising.spoils  
Download the what3words App or go online for directions straight to the property.

## *Rail Journeys*

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere providing connections to Oxenholme station.



## *Services*

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the Utility Room.

**Westmorland and Furness Council – Council Tax band G.**

## *Tenure*

Long leasehold for the balance of a 999 year lease which commenced in 2008. The freehold is vested in the Birthwaite Edge Management Company, each resident being a shareholder in that company. An annual service charge of £4,939 (2025/26 figure, payable per annum).

Restrictions - No holiday letting permitted!

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

## *Internet Speed*

### **Mobile and broadband services**

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

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## *Places to Eat*

### **Informal dining, cafes and pubs**

Within walking distance there are lots of places to try in Windermere and Bowness including Boardwalk and Baha, both in Bowness on Windermere and in Windermere, Café Italia, San Pietro and Homeground. The Windermere Jetty Museum is within walking distance and the café provides an ideal spot to enjoy a quick bite to eat with unsurpassed views of Windermere.

### **Special Occasions**

Gilpin Hotel and Lake House, Linthwaite House, and The Samling, all in Windermere  
L'Enclume and Rogan and Co, both in Cartmel  
The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside  
Forest Side Hotel, Grasmere  
Heft, High Newton

## *Great Walks Nearby*

Straight from the door, you might like to head for Orrest Head, Millerground, Brantfell or Post Knott.

The 214 Wainwrights fells described in Alfred Wainwright's "Pictorial Guide to the Lakeland Fells" all lie within the boundary of the National Park and all but one are over 1,000 feet in height.

The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

The Cumbria Way, a linear 70 mile linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

The Dales Way, a 78.5 mile footpath from Bowness on Windermere to Ilkley in Yorkshire.

## *Sport and Recreation*

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club), on Coniston (Coniston Sailing Club) and Ullswater (Ullswater Yacht Club).

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns, including at nearby Millerground.

Kendal Leisure Centre and pools and spas at several local hotels

Golf clubs at Windermere, two in Kendal and Grange over Sands

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.

Parkrun on a Saturday morning at Fell Foot Park at Newby Bridge and Rothay Park, Ambleside

Cartmel Racecourse, a small National Hunt course with nine race days annually

## *Schools*

### **Primary**

Goodly Dale Community Primary School  
St Martin's and St Mary's CoE Primary School  
St Cuthbert's Catholic Primary School  
Windermere School (Independent)

### **Secondary**

The Lakes School, Troutbeck Bridge  
Windermere School (Independent)

## *Things to do*

The Brockhole Lake District Visitor Centre, Windermere

Historic houses - Beatrix Potter's house Hill Top, Wray Castle and Townend, Troutbeck (all of which are National Trust). Blackwell, the Arts & Crafts house at Bowness on Windermere, Brantwood at Coniston, the Ruskin museum dedicated to John Ruskin.

Museums - Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow and the Laurel and Hardy Museum (Ulverston being the birthplace of Stan Laurel)

Steam railways - the Lakeside and Haverthwaite, Ravenglass and Eskdale

Lake cruises - on Windemere from the terminals at Bowness, Waterhead and Lakeside. Also, the steam yacht 'Gondola' on Coniston Water.

Live theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal

Cinemas at The Royalty, Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal

Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Grizedale Forest - events, music and arts

Aquarium of the Lakes, Lakeside

### **Further Education**

Kendal College  
University of Cumbria (Ambleside campus)  
Lancaster University

Fine & Country Windemere  
Windemere Office, Ellerthwaite Square, Windemere, Cumbria, LA23 1DU  
01539 733500 | sales@fineandcountry-lakes.co.uk

