



Ghyllside
Newby Bridge Road | Windermere | The Lake District | LA23 3LW

 FINE & COUNTRY

GHYLLSIDE





Welcome to Ghyllside, Newby Bridge Road, Windermere, LA23 3LW

Commanding an elevated setting with superb views of Lake Windermere, this architect designed detached home was built in 1955 in a traditional Lakeland style. When the present owners were looking for a family home in the Lakes in 2013 they set out to create and transform the house into their dream home. With new joinery installed throughout the house in 2014, the property now offers well-proportioned rooms providing a double garage, an ensuite double bedroom with utility space and access to a spacious undercroft. On the first floor there is a lounge with large contemporary balcony off, a dining kitchen with conservatory, a further three bedrooms and two bathrooms. Primarily Ghyllside had the one thing that all Lake District residents crave – a view of Lake Windermere, and here it is even better, as different parts of the same room capture a different angle of this super vista! To see the masts on the yachts gently bob in the breeze on their moorings or sail elegantly past is really rather wonderful, especially if you happen to be sat on the balcony or at the top of the garden at the time. The ribbon of low lying mist on an autumnal morning is a lovely sight to behold with your morning brew as you contemplate the day ahead. Light, bright and contemporary was just what the owners wanted and is undoubtedly what this home is.

Internally the house has been given a uniform look with fabulous joinery fitted (bespoke oak staircase, room and cupboard oak doors, skirting boards and architraves) fitted throughout, plus a great use of natural materials with the inclusion of a feature Brazillian slate wall as you head up the staircase plus, rustic oak and bamboo European flooring in most of the rooms. Additionally, modern kitchen and bathroom fittings were installed. Outside, the gardens have been landscaped to provide cleverly positioned seating areas and easy to maintain planting.

All in all, Ghyllside is recommended for those seeking contemporary good looks, comfortable living, beautifully maintained gardens, an accessible location and a fantastic view of Lake Windermere. All within 1 acre of grounds.

“ When we first set eyes on Ghyllside, we were struck by the sheer beauty of the gardens and views of the Lake and mountains from all aspects. Being surrounded by nature, from the deer grazing on the hill to the squirrels playing in the trees provides a restorative atmosphere. We love the privacy the location affords being out of the main tourist hub of Bowness and Windermere, whilst being easily able to access all of the opportunities the Lakes had to offer our young family, including exceptional schools. The accommodation is extremely versatile and we use every room, so it really feels like a proper family home and is very conducive to working from home. Family and friends love coming back time and again to enjoy the gardens, house and location.

We appreciate the elevation of the house which gives an ever-changing vista throughout the four seasons; snow topped mountains in winter, stunning pink sunsets in summer and incredible autumnal colours as the leaves fall. The balcony and outdoor dining area provide wonderful entertaining spaces.”









Location

Location is paramount when it comes to choosing your perfect property and Ghyllside is fortunate as it not only has an enviable location but enjoys an equally choice setting too. Whilst there are nearby neighbours, there are generous gardens and established planting between the houses ensuring no compromise on privacy.

Both Ghyllside and the surrounding gardens enjoy spectacular views of Lake Windermere and the verdant slopes of Claife Heights and the mountains beyond.

Almost equidistant between Bowness on Windermere and Newby Bridge, this is an extremely accessible location and convenient to reach either from Newby Bridge (and therefore from the M6) or Windermere direction.

The position is perfectly suited for those looking to enjoy the best of the Lake District life whilst still benefiting from all that a quiet residential area has to offer. Located just off, and elevated above the A592, it's easy to find and ideal for enjoying all the great amenities that Bowness on Windermere has, including numerous cafes, bars and restaurants, the cinema, a theatre and plenty of galleries and shops. For water sports enthusiasts, there are a choice of marinas, numerous activities to enjoy and regular sailing events whether as a participant or a spectator. For those with hills in mind, the Wainwrights are all around and there are also some super walks right from the doorstep.

Ambleside, Grasmere, Hawkshead and Coniston are all within comfortable reach for day trips and if a greater choice of shops is needed then the Cumbrian market towns of Kendal and Ulverston are just over 10 miles away in opposite directions. If schooling is a priority, then there are a good selection of primary, state and independent schools in Windermere making this the perfect option for a main family residence. For day-to-day needs, there are branches of Tesco and Co-op in Bowness itself and in Windermere you'll find Booths and a Sainsbury's Local.

J36 is your nearest access to the M6 and if travelling by train you can hop on the branch line at Windermere or go straight to Oxenholme on the main West Coast Line.

You're really in the center of things here, Ghyllside offers a wonderful opportunity to explore and enjoy!

“ Ghyllside is in an ideal location to access all the Lakes has to offer. We particularly enjoy walking with our dogs from the door over the fells to The Brown Horse at Winstar for a superb lunch and a pint, or gazing at the stunning view from Richard's seat near Ghyllhead Reservoir. We love accessing the Lake for watersports at Fell Foot Park and boating at Ferry Nab where you can board the car ferry to Far Sawry and visit the pretty towns of Hawkshead and Coniston or walk/ cycle along the National Trust shoreline to Wray Castle.

Working from home but with the need to visit London was made convenient with the fast train from Oxenholme to Euston in 2h45, while our son was easily able access Lancaster Grammar School 6th Form by train from Grange-over-Sands.

The chance to retreat to this peaceful haven of light and nature at the end of the day is something we have all appreciated.”

STEP INSIDE

The front door opens to an attractive entrance hall with Kirkstone green slate stone flooring and access to a double ensuite bedroom and internal access to the double garage. The ensuite bedroom (currently used as a guest bedroom) includes a convenient utility/boot and drying room, and an ensuite bathroom comprising of bath with Mira shower over, WC and washbasin, heated towel rail and fully tiled walls and flooring. Plus, a door to the spacious undercroft including the household economic oil fired Grant boiler and additional storage space. Across the hallway is the internal access to the excellent double garage with electric up and over door, plumbing for washing machine and tumble dryer, ample storage space and shelved walls, plus a versatile store cupboard.

Moving up to the first floor via the bespoke European rustic oak and glass staircase you approach the heart of the home, the open plan dining kitchen. The kitchen includes contemporary wall and base units with Granite worktops, rustic oak European flooring, Stoves oven and grill, Stoves induction hob with extractor over and stainless steel sink with detachable hose. Adjacent to the kitchen is the living and dining area enjoying a convenient ACR wood burning stove, and is the perfect place for a morning coffee or chilled sundowner as you watch the sun set over Claife Heights on the far side of the lake. This open plan area also leads to a bright and airy conservatory with additional seating and access to the rear garden.

Continuing along the hallway is the living room presenting a large open fireplace with Lakeland stone surround and slate hearth, Bamboo wooden flooring and French patio doors leading to a seated balcony with steel frame, stainless steel and glass balustrade which again, looks out to the stunning Lake Windermere views. Heading back into the hallway you approach the household shower room comprising of laminate flooring and tiled walls, WC, washbasin with vanity unit, walk in rainfall shower and wall mounted mirror with lighting. There are also two large and bright double bedrooms with one having sliding doors to the rear garden, plus an additional single bedroom, which could also be used as an office and includes a built in storage cupboard. Finally, the hallway has a useful airing cupboard housing the hot water tank and another family bathroom again comprising of laminate wood effect flooring, tiled walls, bath, WC and washbasin.

A superb addition to this home is the expansive loft space. Currently half is utilised as a games room, perfect for entertaining the family and guests with exposed wooden floor and half-paneled walls, and the other half is used for copious amounts of storage and is insulated and fully boarded out. Overall, Ghyllside would make a welcoming home, perfect for any family.



In all the renovations we have carried out in our 13 years here, we have worked with the proportions, light and space of the property and everything has been of the highest quality with the intention that it will stand the test of time.

For us the open-plan kitchen/ dining area is such a well used family space, not just for cooking and eating, but for work, homework and entertaining friends around the glowing wood burner.

At Christmas, the games room upstairs has been a hub of competitive table tennis, darts and snooker tournaments with family and friends.

Over the years, we've enjoyed entertaining and relaxing on the contemporary balcony, having BBQs and homemade pizzas fresh from the unique pizza oven under the dining pergola while watching the sunset over the Langdales."



















Step outside

Pull in off Newby Bridge Road and the entrance is shared with the adjoining house, High Ghyll. Continue up to Ghyllside's long private drive which has ample parking space for 5+ cars and leads to the attached double garage and another detached single garage. Both garages have power and light with internal shelving and storage. The double garage also benefits from a large storage area adjoining the undercroft, an internal door leading to the main accommodation, and an electric up and over door.

It is quite possibly the gardens that set this lovely home apart from all others – surrounding the house to all sides, they are an absolute delight. Well stocked and carefully tended they provide colour and interest throughout the seasons with a vibrant show of colour in the spring and summer months, especially when the Acer trees in the center of the garden are in full leaf and the extensive Rhododendron beds are in full bloom. There is also a small orchard with apple, pear and plum and cherry trees, and an adjacent 10'x8' Eden greenhouse with water butts.

An elevated dining and BBQ area with covered pergola and slate paved patio offers fabulous Lake views. Above this area, are 4 raised vegetable beds two of which are planted with soft fruits.

Finally, there is space for a kids play area, a compost area and six additional wood stores around the single garage.

“ The house is westerly facing, ensuring we enjoy sunshine across the back of the house in the morning and the front of the house receives the afternoon and evening sunshine. If the balcony gets too hot, we retreat under the canopy of the pergola or the shade of other seating areas.

The mature trees, spectacular Acer bed and Rhododendrons provide year round interest, while the raised vegetable beds, greenhouse and orchard will keep a keen gardener entertained.”





Ghyllside

Approximate Gross Internal Area 3132 sq ft - 291 sq m

Garage 183 sq ft - 17 sq m

Outbuilding 129 sq ft - 12 sq m

Total 3444 sq ft - 320 sq m



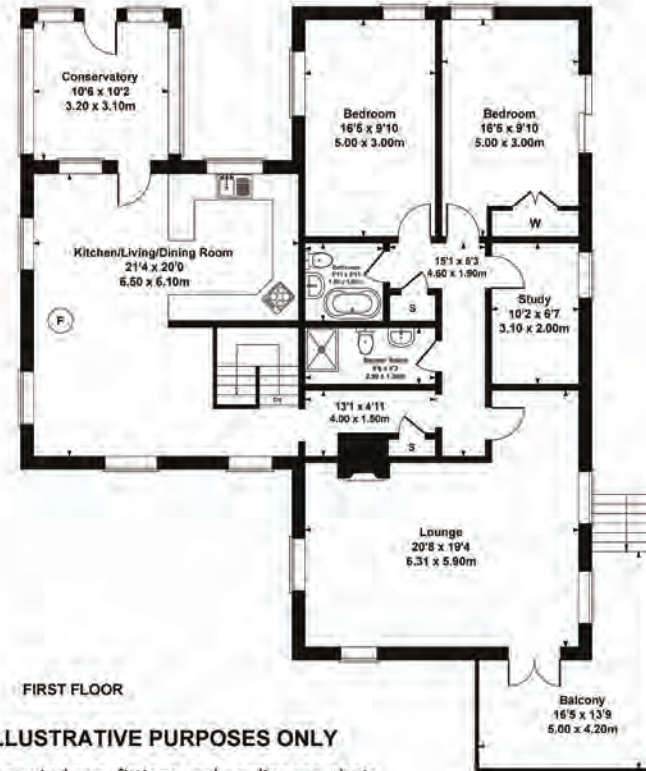
OUTBUILDING



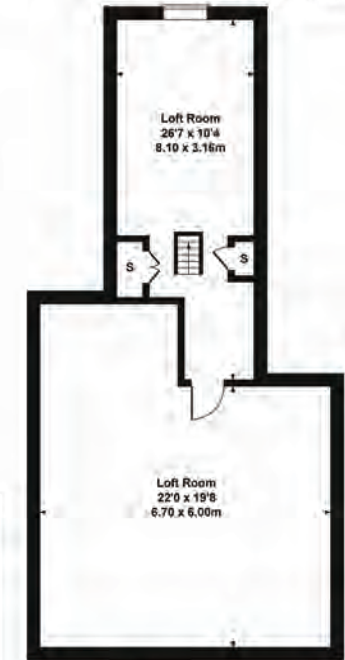
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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
Every energy efficient - Smartest (lowest energy)	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - Highest energy 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. Printed 01.05.2026



FURTHER INFORMATION

On the road

Barrow in Furness	22.8 miles
Ulverston	13.2 miles
Bowness on Windermere	3 miles
Windermere	4.3 miles
Newby Bridge	4.5 miles
Ambleside	8.4 miles
Cartmel	11 miles
Kendal	10.7 miles
Manchester	90.5 miles

Transport links

M6 J36	19.7 miles
Oxenholme railway station	14.2 miles
Windermere railway station	4.3 miles
Manchester airport	94.6 miles
Liverpool airport	99.6 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.

Internet Speed

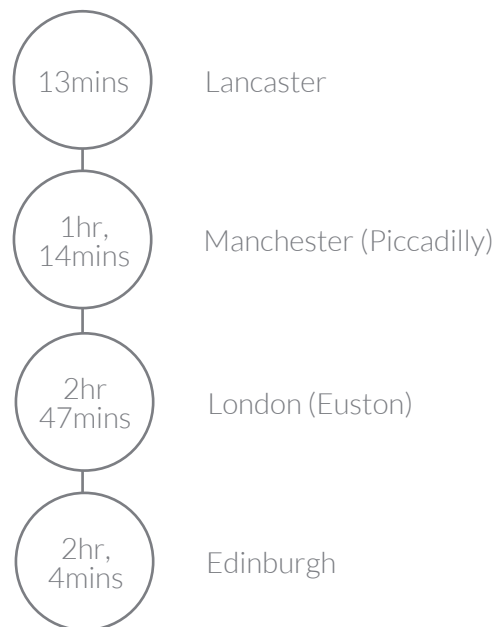
Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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. There's also a direct service from Windermere and Grange-over-Sands to Manchester airport.



Guide price £ 1,300,000

Services

Mains electricity, water and drainage. Oil fired central heating.

Directions

[what3words ///segmented.bins.initial](https://www.what3words.com/segmented.bins.initial)

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: All kitchen appliances and ACR wood burner are included. Chest freezer and washing machine in garage are excluded.

Available by way of further negotiation are Stiga ride on lawn mower, external garden furniture.

Westmorland and Furness Council

Council tax band – G

Tenure - Freehold

Please note

Driveway is owned by Ghyllside however, the neighbouring property (High Ghyll) has right of way up to their drive.

Places to visit

The Brockhole Lake District Visitor Centre, Windermere
Historic houses - Beatrix Potter's house Hill Top, Wray Castle and Townend. Blackwell - the Arts & Crafts house at Bowness on Windermere.

Museums - Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow.

Aquarium of the Lakes, Lakeside.

Lake cruises - on Windermere from the terminals at Bowness, Waterhead and Lakeside.

Live theatres at The Victoria Wood Theatre in Bowness on Windermere and The Brewery Arts in Kendal.

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

Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club).
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.

Ulverston/Kendal Leisure Centre.

Golf clubs at Windermere.

Tennis clubs in Windermere.

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston.

Parkrun on a Saturday morning at Fell Foot Park.

Places to eat

Informal dining, cafes and pubs

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

Marina View Restaurant, Windermere Marina

Boardwalk and Baha, both in Bowness on Windermere
Café Italia, San Pietro and Homeground, all in Windermere

The Cavendish Arms, Cartmel

Bake House Born and Bread, Greenodd

The Swan Hotel, Newby Bridge

Special occasions

Heft, High Newton

Gilpin Hotel and Lake House, Linthwaite House, 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

Great walks nearby

Straight from the door, you might like to head for Brantfell, Ghyllhead reservoir, Richard's Seat viewing point, Rossthwaite Farm, Winster, Post Knott, Orrest Head or Gummer's How.

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.

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
Kirbie Kendal and Queen Katherine Schools in Kendal
Windermere School (Independent)
Lancaster Royal Grammar School

Further Education

Kendal College
Lancaster and Morecambe College
Lancaster University
University of Cumbria (Lancaster campus)



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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

