



The White House
Vicarage Lane | Hawkshead | The Lake District | LA22 0PD

 **FINE & COUNTRY**

The White House





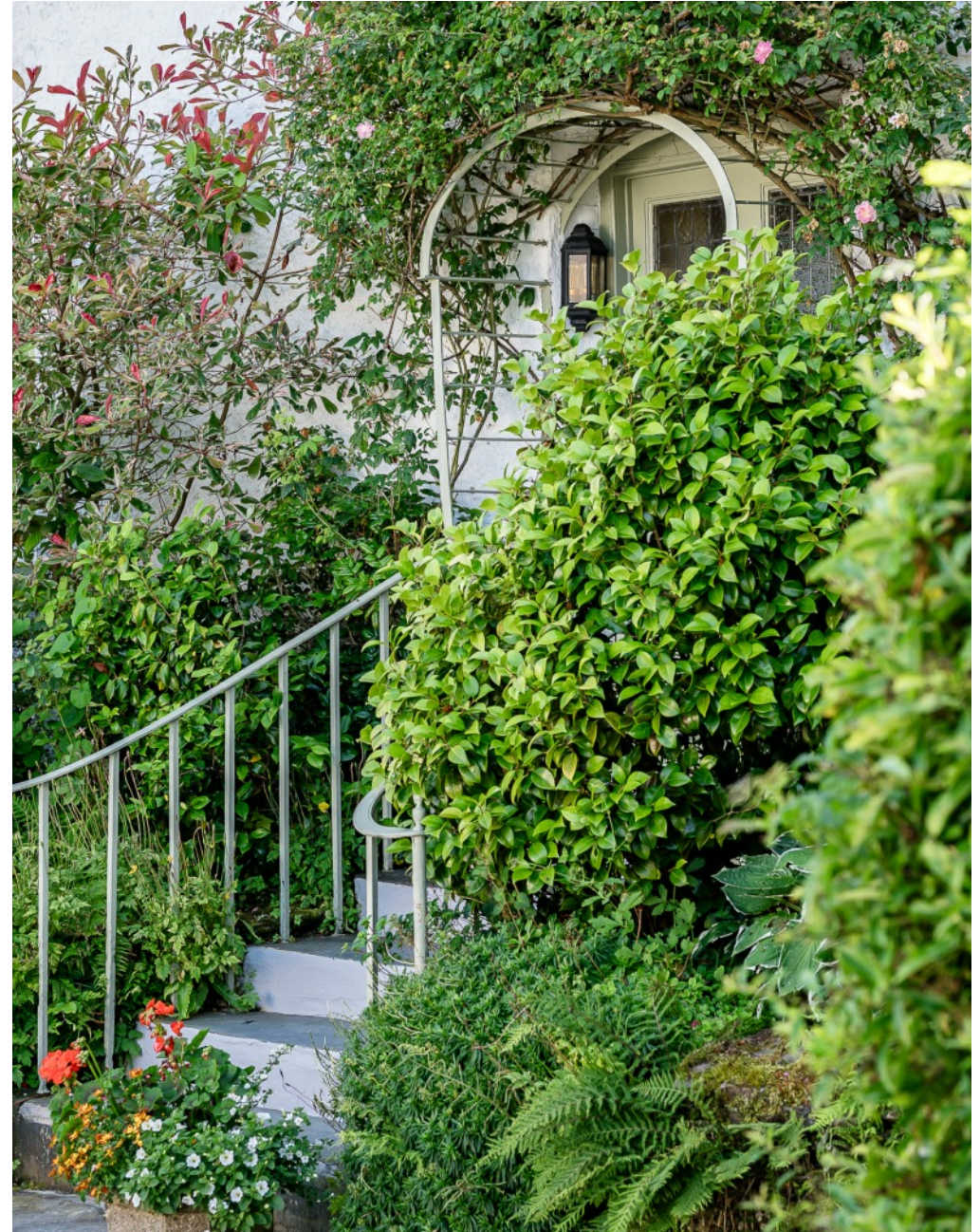
Welcome to The White House

Occupying an elevated position with far-reaching views across Hawkshead village and the surrounding Lakeland fells, this impressive 17th-century manor house is set within approximately 5.6 acres of private grounds, offering a rare combination of period character, flexible accommodation and exceptional opportunities to enjoy a wide range of countryside hobbies and pursuits. Ideally positioned on the edge of the village, The White House strikes the perfect balance between seclusion and convenience. Surrounded by beautiful open countryside and an extensive network of walking routes, yet just moments from Hawkshead's thriving village centre, everyday amenities and well regarded primary school.

At the heart of the estate is an impressive five-bedroom principal residence, offering generous and beautifully appointed living accommodation. Complementing the main home is a two-bedroom barn conversion and a separate annex with two versatile multi-purpose rooms and a bathroom, offering a wealth of possibilities to suit a range of lifestyle requirements.

The grounds are a particular feature of the property. A large Lakeland garden, extending into a field area with wooden outbuildings, a natural beck with a feature waterfall, and generous areas of lawn and mature planting. Plus, a large private parking area to the front.

Offering a fantastic lifestyle, space and an exceptional setting, this is a rare opportunity to acquire a significant country property in one of the Lake District's most desirable locations.





Location

Situated in the picturesque village of Hawkshead, close to the edge of Grizedale Forest, The White House enjoys an enviable position, just a five-minute walk from the village centre. Steeped in history and character, Hawkshead is renowned for its charming cobbled streets, traditional stone cottages, independent shops, welcoming cafés, country pubs and local amenities, all within easy walking distance. The village also benefits from a fantastic and vibrant community, hosting a variety of local events and activities throughout the year.

Surrounded by the spectacular scenery of the Lake District National Park, the village provides immediate access to an abundance of walking and cycling routes, including nearby Tarn Hows, Grizedale Forest, and Esthwaite Water. The beautiful shores of Windermere and Coniston Water are less than 4 miles away, offering a wide range of water sports, boating, and outdoor pursuits.

The area is rich in cultural heritage, with strong associations to Beatrix Potter and William Wordsworth, while excellent transport links connect Hawkshead to the wider South Lakes, making it an ideal base for both permanent living and holiday escapes. Combining tranquil village life with outstanding natural beauty, The White House offers an exceptional setting from which to enjoy everything the Lake District has to offer.







Step Inside

A welcoming entrance hall immediately sets the tone for this remarkable home, where original oak beams, oak floors and period doors showcase the property's rich heritage and timeless character.

On one side, the elegant dining room is steeped in history, featuring beautiful 17th-century oak panelling, exposed beams, a wood-burning stove and charming sash windows with window seats. A small oak doorway in the paneling, provides a fascinating glimpse into the home's past. Opposite, the front lounge enjoys dual-aspect views across the gardens, creating a bright yet cosy retreat centred around an oak fireplace with log burner.

The adjoining conservatory is bathed in natural light throughout the day, offering panoramic views of the gardens and surrounding fells. With space for both seating and dining, it provides the perfect setting for relaxing or entertaining, with French doors opening onto the Lakeland slate terrace.

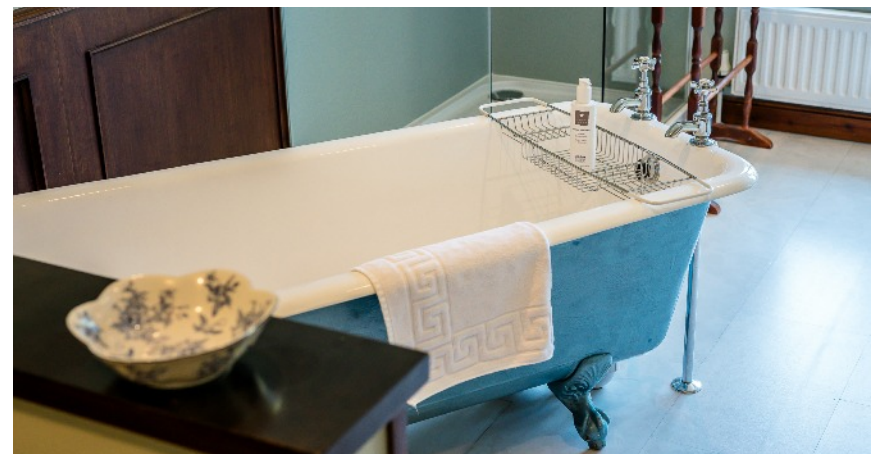
The rear of the house offers practical yet beautifully appointed living spaces, including a welcoming sitting room centred around an impressive inglenook fireplace with log burner, a generous utility room with extensive storage, a useful cellar and a rear porch. Original oak beams and historic slate flooring continue the home's distinctive character.

Flow through into the large, open plan dining kitchen, filled with light from the French doors leading out into the garden, with sunken spotlights in the ceiling, the space is bright and welcoming. Oak wall and base units provide plenty of storage with Lakeland slate worktops. An impressive island is crafted from a single slab of slate and provides a central point to which people naturally congregate. Appliances include a range electric oven with six ring gas hob, plus a double oven located in the island, along with a Neff dishwasher, integrated American style Samsung fridge freezer and Quooker boiling water tap. Space for kitchen dining, great for family meals and informal entertainment. There is also a barn style door which opens onto a small patio area to the right side of the house.

Back through to the entrance hall, ascend the elegant 17th century solid oak staircase with its rare barley twist spindles towards the first floor.

This staircase rises through the centre of the home, leading to five generously proportioned bedrooms arranged over two upper floors. Original beams, oak flooring and sash windows blend effortlessly with modern comforts. Four bedrooms benefit from en-suite facilities, while the principal suite enjoys a dressing area, luxurious bathroom and breathtaking views across the surrounding countryside. A sixth room, currently utilised as a study, is flooded with natural light from a striking arched sash window that perfectly frames the far-reaching views.

A concealed priest hole on the half landing provides a fascinating reminder of the property's remarkable history, adding yet another layer of character to this exceptional family home.





The Annex

With its own entrance from the garden, the annex provides two spacious and versatile rooms together with a well-appointed bathroom and veranda overlooking the gardens and waterfall.

Ideally suited as a dedicated home office space, creative studio or hobby rooms, the space offers exceptional flexibility to adapt to a range of lifestyle requirements, while also lending itself perfectly to additional family accommodation or guest accommodation if desired.



The Barn

Attached to the main house yet self contained, the converted two-bedroom barn is currently operated as a successful holiday let.

Offering open-plan living, a well-equipped kitchen, family bathroom and two characterful bedrooms with exposed beams and beautiful far reaching views, it provides an excellent opportunity for guest accommodation, multi-generational living or holiday income.











Step Outside

The grounds are a true highlight of The White House. Beautiful Lakeland gardens filled with mature trees, shrubs and seasonal planting are complemented by a natural beck and picturesque waterfall, creating a wonderfully peaceful setting.

The extensive grounds extend to approximately 5.6 acres, incorporating lawns, a workshop and additional outbuildings, a variety of outdoor spaces to relax, entertain or pursue countryside interests.

A Burlington slate terrace is a sun trap providing the perfect setting for outdoor dining, while numerous secluded seating areas make the most of the spectacular surroundings.

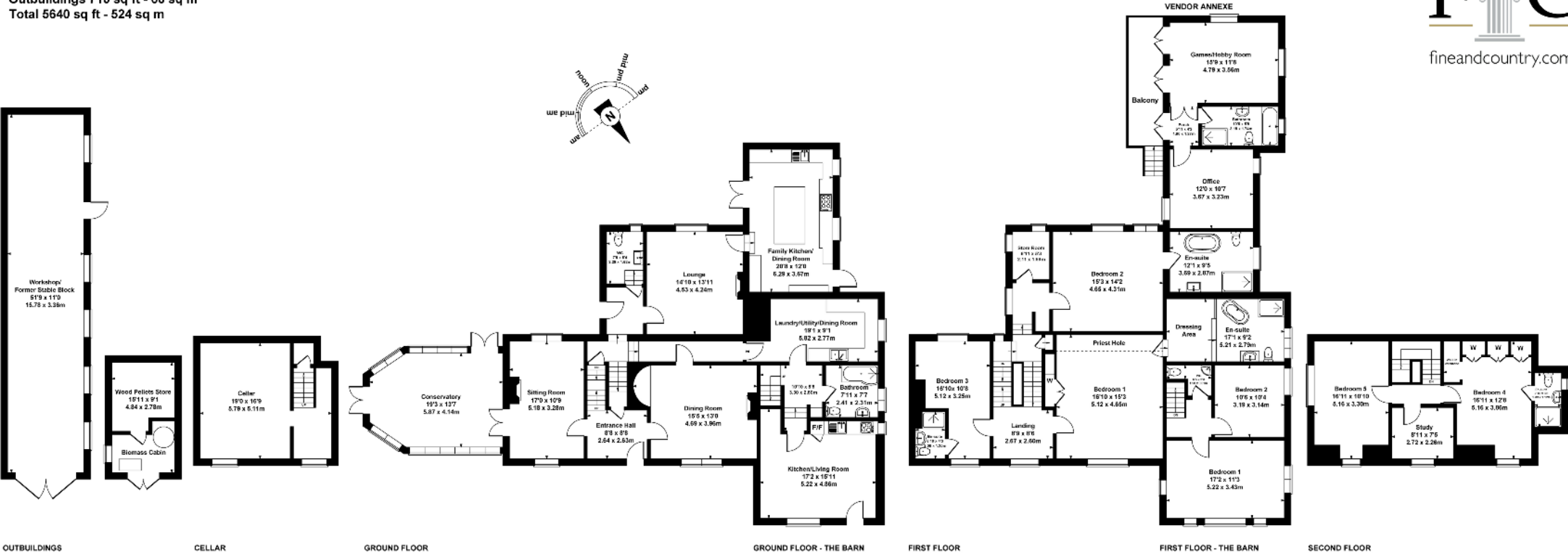
Additional outbuildings include a former stable block, now used as garaging and workshop space, a timber greenhouse with power and water, a field shelter and the biomass boiler cabin.







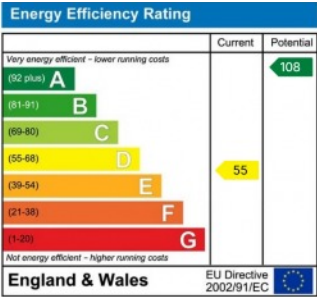
The White House, Vicarage Lane, Hawkshead
Approximate Gross Internal Area 4930 sq ft - 458 sq m
Outbuildings 710 sq ft - 66 sq m
Total 5640 sq ft - 524 sq m



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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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. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

FURTHER INFORMATION

On The Road

Hawkshead	0.3miles
Coniston	4.2 miles
Bowness on Windermere	10.3miles
Ambleside	5.2 miles
Manchester	89.7 miles

Transport links	
M6 J36	24.7miles
Oxenholme railway station	21.6 miles
Windermere	9.5 miles
Manchester airport	99.2 miles
Liverpool airport	104.3 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](https://www.ofcom.gov.uk/checker)

Services

Tenure - Freehold

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.

13 mins	Lancaster
1hr, 14mins	Manchester (Picadilly)
2hr, 47mins	London (Euston)

Directions

What3words///mealtime.skipped.admits

Please note: The small archway in the village centre is unsuitable for motor vehicles. Access to Vicarage Lane by car is via Barnfield on the north side of the village.

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

Included In The Sale

Fitted carpets, curtain poled & light fittings.

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.

Places To Visit

Grizedale Forest for walking, cycling, events, music and arts

Whatever the weather, the Lake District has a vast array of attractions to keep all the family entertained:

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere . Townend Troutbeck and Allan Bank Grasmere.

Cinemas and live music at Zeffirellis and Fellinis, both at Ambleside and The Brewery in Kendal

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

Dove Cottage and the Wordsworth Museum, Grasmere

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Live theatre at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick.

Great Walks Nearby

There are many super walks straight from the house, including trails to Wray Castle, Tarn Hows, Black fell, Latterbarrow, Grizedale Forest, Coniston and Claife Heights. You'll also be rewarded with stunning lake and countryside views which ever you choose.

Other famous walking spots such as Loughrigg, Wansfell and The Langdale Valley are only a short drive away.

Whether you like to amble, stride out or climb, there is a footpath or trail for you. The Lake District also has 214 Wainwrights fells to tick off the list.

Places To Eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion:

Local dining, cafes and pubs

Billy's Barr & Restaurant, Poppi Red Bistro, Petit Four Bistro, The King's Arms, The Queens Head, The Red Lion, as well as a number of cafes and a very popular Ice cream shop, all in Hawkshead.

Esthwaite Lake Cafe

Joey's Café at Wray Castle & at Claife Viewing Station

Cuckoo Brow Inn, Far Sawrey

Tower Bank Arms, Near Sawrey

The Drunken Duck Inn, Barngates

Just 5 miles away in Ambleside there are many restaurants and cafes to suit all appetites from top end to take away.

Including Zeffirellis, Fellinis, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, Force café and terrace and many more.

Michelin Star restaurants

The Old Stamp House and Lake Road Kitchen are both in Ambleside
The Forest Side Hotel, Grasmere

Source at the Gilpin Hotel and The Samling, in Windermere
L'Enclume and Rogan and Co, both in Cartmel

Schools

Primary

Hawkshead Esthwaite Primary School

Ambleside CoE Primary School

Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge

Windermere School (Independent)

John Ruskin School, Coniston

Further Education

University of Cumbria (campus in Ambleside)

Kendal College

Sports and Recreation

Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as the Go Ape tree top courses.

Fishing at Esthwaite Water

Spa and gym facilities at several local hotels, a gym in Ambleside and of course there is the opportunity for wild swimming in lakes and tarns
For sailing and boating on Windermere try the Royal Windermere Yacht Club and the Windermere Motor Boat Racing Club
Golf courses at Windermere, Crook, Grange over Sands and two at Kendal



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals. Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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, 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

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