

CALGARTH HALL ESTATE

WINDERMERE | CUMBRIA



Armitstead
Barnett

 Knight
Frank





CALGARTH HALL ESTATE

TROUTBECK BRIDGE | WINDERMERE | CUMBRIA | LA23 1HZ

Windermere 2 miles | Kendal 9 miles | Oxenholme Lake District Station 12 miles
(London Euston approx. 2 hours 40 minutes) | Manchester Airport approximately 90 minutes
(Distances and journey times are approximate)

A beautifully situated estate in a highly sought-after area of the Lake District. The Grade I listed Calgarth Hall occupies a gently elevated position overlooking its own land and the surrounding countryside. The estate offers a rare combination of an impressive principal house, substantial secondary dwellings, equestrian facilities, productive grassland, and frontage onto Lake Windermere with approximately 900 m of lake frontage.

In all about 298 acres

Available as a whole or in lots

Armitstead
Barnett

Knight
Frank

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

LOT 1 - CALGARTH HALL

Entrance hall | Kitchen | Dining room | First-floor reception room with historic plasterwork
6 bedrooms | Family accommodation requiring modernisation | Tack room (with potential
for conversion, subject to consents) | Courtyard stables

OUTBUILDINGS

Former stable buildings and ancillary outbuildings (currently used for storage, with potential for
conversion or re-purposing, subject to consents)

GARDENS AND GROUNDS

Gardens surrounding the Hall | Former walled garden now used as an outdoor manège (with potential
for reinstatement) | Equestrian facilities | Concrete slipway onto Lake Windermere
Approximately 300 metres of frontage to Lake Windermere | Approximately 25 acres

LOT 2 - MIDDLERIGG HOUSE

Entrance hall | Kitchen | Dining room | Sitting room | 4 bedrooms | Detached two-storey stone barn
with three-bay garaging | Dovecote | Stable | Garden shed | Approximately 20 acres

LOT 3 - TARN HOUSE

Entrance hall | Kitchen | Living / dining room | 3 bedrooms | Well-balanced family accommodation
Double berth boathouse | Direct frontage to Middlerigg Tarn | Approximately 16 acres

LOT 4 - CALGARTH HALL LAND

Predominantly grassland | 81 acres pasture | 22 acres woodland | Trout Beck running down to Lake
Windermere | Approximately 600 metres of Lake Windermere shoreline | Approximately 119 acres

LOT 5 - CALGARTH HALL LAND

Predominantly grassland | Areas of woodland | Approximately 114 acres

LOT 6 - IBBOTSHOLME WOODLAND

Approximately 4 acres of woodland with established trails

LOT 7 - CROWMIRE BARN

AVAILABLE AS A WHOLE OR IN SEVEN LOTS

HISTORY

The Hall itself is believed to date from the early 16th Century, although archaeological evidence suggests a building may have occupied the site as early as the 14th Century; the earliest recorded reference to 'Calgarth' appears in 1365. Originally, the Hall is thought to have formed part of a far grander complex, much of which fell into disrepair following the Civil War. The then owners, the Philipson family, supported the losing side and suffered financially as a result, yet retained ownership until the early 18th century.

In the latter part of the 18th century, Calgarth Hall was purchased by Dr Richard Watson, Bishop of Llandaff. He chose to build and live in Calgarth Park nearby, while the Hall was let throughout the 19th century, serving as the Estate's 'farmhouse'. The Watsons owned the estate for more than a century.

Calgarth Hall and its surrounding land were bought in 1908 by Oswald Hedley for £15,000 from C.G. Watson; this purchase marked the beginning of the Hedley family's presence in the area, which would then go on to last for 118 years. Oswald Hedley farmed the surrounding land and established a notable herd of dairy shorthorns.

Oswald Hedley was the great-grandson of William Hedley, co-inventor of Puffing Billy - the first locomotive to run on smooth rails, built in 1813. The engine still exists in the Science Museum, having been donated to the Nation in the 1860s. The Hedley family's subsequent wealth derived mainly from mining interests in the Durham Coalfield, which enabled Oswald to convert much of his money into a number of philanthropic projects. Among the most significant was the conversion of

Calgarth Park during the First World War into a hospital for wounded Belgian soldiers. Following the war, it was further adapted to serve as a tuberculosis hospital for children, equipped with the most advanced facilities of the time and funded by Oswald at considerable personal expense throughout the rest of his life.

The Second World War brought significant upheaval to the Calgarth Estate. It was requisitioned by the War Office for the construction of the Short Brothers' factory, producing Sunderland flying boats. Land to the north of the Hall was used for the factory, while adjoining land near Troutbeck Bridge was developed into a purpose-built village for workers. In the summer of 1945, this village became home to 300 orphaned Jewish children from Europe - the final stage of the famed

Kindertransport - an extraordinary story later recounted in the acclaimed 2020 BBC television drama, "The Windermere Children". Today, the former village site is occupied by The Lakes School, while the factory site became White Cross Bay campsite.

Following the war, farming continued under Oswald's son, Major Ian Hedley, and his wife, Annette; Major Hedley was a respected philanthropist who established The Hedley Foundation. Together they established what would become a world-renowned Arabian horse stud. Calgarth Hall became the home of the stud manager and was also used occasionally by fell-walking groups. Annette Hedley ran the stud until the end of her life, winning great acclaim throughout the Arabian horse community, especially in the Middle East and USA.



SITUATION

Calgarth Hall Estate occupies a highly desirable position on the shores of Lake Windermere, at the heart of the Lake District National Park. The Lake District is one of England's most distinctive and historic landscapes, designated as a UNESCO world heritage site, characterised by rugged fells, ancient woodland, and dramatic glacial valleys and lakes. The estate offers a rare combination of accessibility and seclusion, enjoying a strong sense of rural privacy amid some of the nation's most celebrated scenery.

The nearby village of Troutbeck Bridge provides everyday amenities including local shops and traditional public houses, while the larger town of Windermere offers a wider range of facilities. These include a selection of shops, cafés and restaurants, together with a selection of wellregarded primary and secondary schools. Notable schools in the area include Windermere School, Sedbergh School and St Bees School, all of which have excellent reputations.

The surrounding countryside is renowned for its outstanding natural beauty and offers exceptional opportunities for outdoor recreation. Lake Windermere offers opportunities for sailing and water sports, while the wider area is well suited to walking, riding and cycling.

Despite its peaceful and secluded setting, Calgarth Hall Estate remains well connected. Windermere railway station connects to Oxenholme Lake District station, from which direct mainline services run to London Euston in approximately 2 hours 40 minutes. Manchester airport is accessible in approximately 90 minutes, and the M6 connects the area both to the north and south.



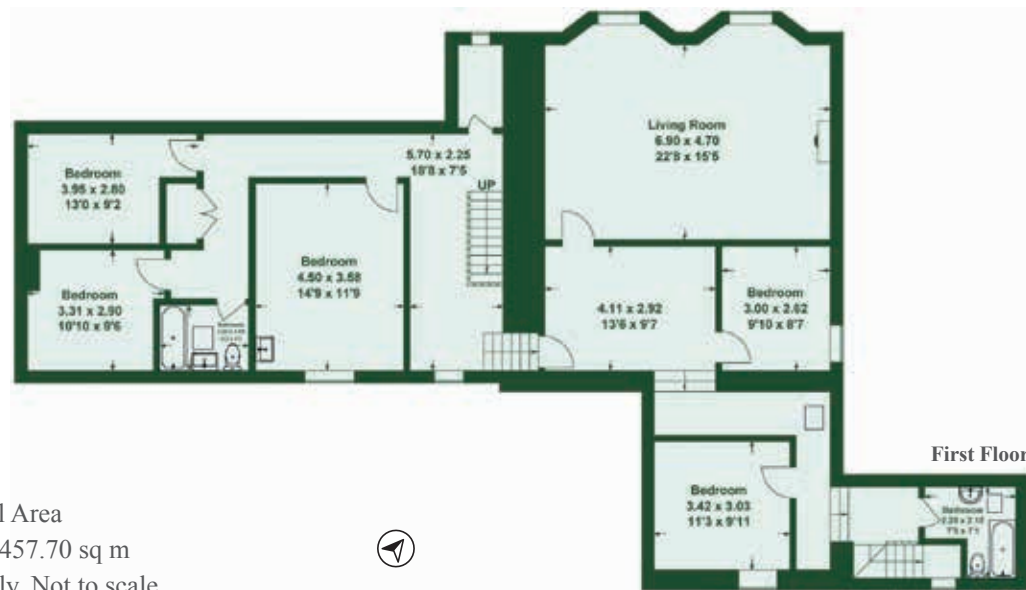


LOT 1 - CALGARTH HALL

At the heart of the estate stands the Grade I Listed Calgarth Hall, which is architecturally and historically significant. While requiring internal modernisation, the Hall is an impressive building and offers generous family accommodation, including six bedrooms and well-balanced living space.

The interior includes a particularly impressive first-floor reception room featuring ornate plaster ceiling detail thought to date back to the late 16th / early 17th century.

An attached tack room, with clear potential for conversion into additional accommodation (subject to any necessary consents), links through to a range of stables arranged around a courtyard.



Approximate Gross Internal Area
Calgarth Hall: 4,927 sq ft / 457.70 sq m
For illustrative purposes only. Not to scale.



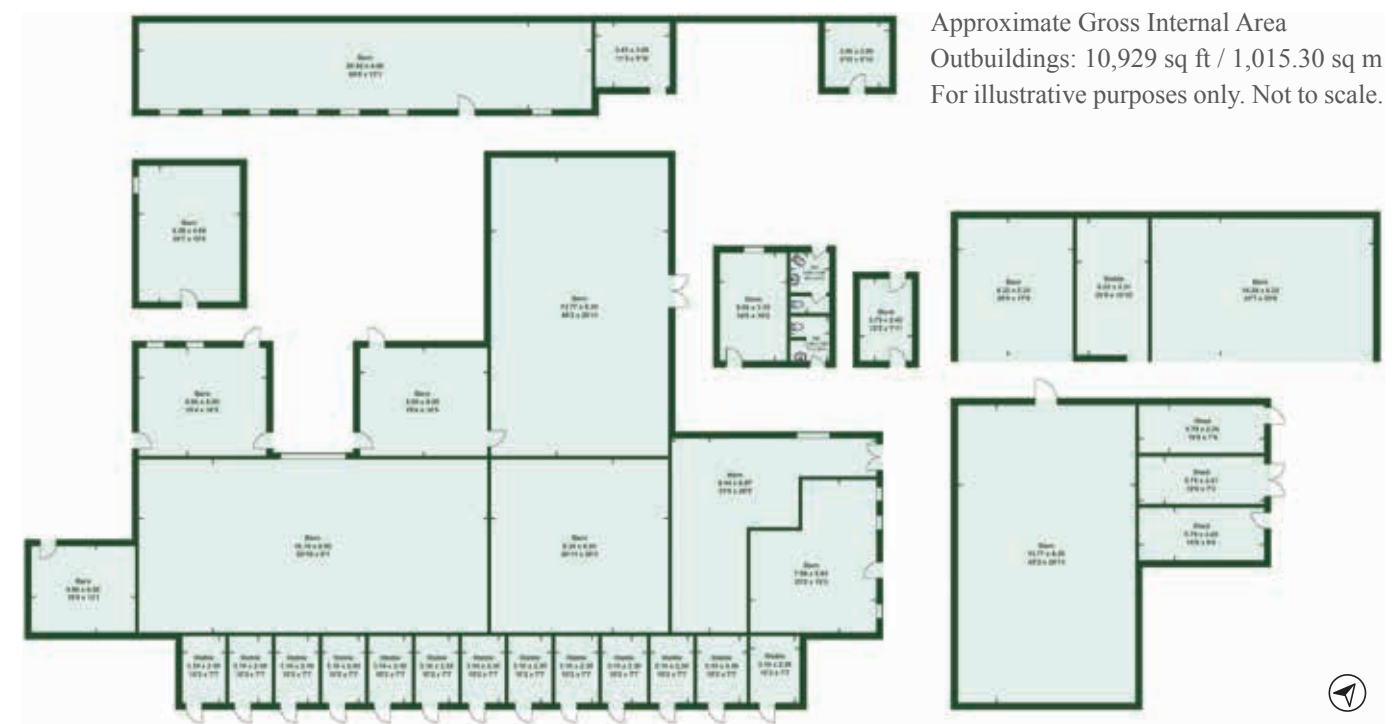
GARDENS, GROUNDS AND EQUESTRIAN FACILITIES

The estate formerly operated as Briery Close Arabian Stud, at one time supporting up to 80 horses, and retains much of its core infrastructure for continued equestrian use or potential repurposing.

The old walled garden now accommodates an outdoor manège/school, however, could be converted back to its former purpose.

The grounds surrounding the Hall include a range of outbuildings, currently used for storage but with the potential for conversion or repurposing (subject to the necessary consents).

The Hall benefits from a direct access and a concrete slipway onto Lake Windermere, with approximately 300 metres of shoreline. Access to Lake Windermere is a rare and highly sought-after feature, with only few being so fortunate to own a piece of this renowned shoreline. The Hall sits in a total of approximately 25 acres.



Approximate Gross Internal Area
Outbuildings: 10,929 sq ft / 1,015.30 sq m
For illustrative purposes only. Not to scale.



LOT 2 - MIDDLERIGG HOUSE

Midlerigg House is a substantial and attractive four-bedroom house in an idyllic position with approximately 20 acres of its own gardens and grounds. The property features many characterful and attractive features including traditional beams and a centrepiece, original fireplace. The house has recently been rewired but would require internal modernisation.

Midlerigg also has a detached two-storey stone barn, with three-bay garages at ground level and a dovecote above, as well as an attached stable at one end. There is also a small workshop/garden shed positioned to the rear of the barn, all offering potential for development, subject to consents.



Approximate Gross Internal Area
 Midlerigg House: 2,164 sq ft / 201.05 sq m
 Barn: 2,293 sq ft / 213.05 sq m
 For illustrative purposes only. Not to scale.



LOT 3 - TARN HOUSE

Tarn House occupies an exceptionally private and unique setting, sitting on the edge of its own lake, Middlerigg Tarn, and surrounded by approximately 16 acres of land. With direct frontage to the water, the house enjoys a peaceful outlook and a level of privacy that is increasingly difficult to find in the Lake District.

Constructed in the 1960s/1970s, the three-bedroom Tarn House offers well-balanced accommodation, ideally suited to family living, and also has a double berth boathouse under the building. The property offers significant scope for redevelopment to enhance its position, outlook and setting.



Approximate Gross Internal Area
 Tarn House: 2,662 sq ft / 247.35 sq m
 Outbuilding: 1,239 sq ft / 115.07 sq m
 For illustrative purposes only. Not to scale.





Lot 4

LOTS 4 AND 5 - CALGARTH HALL LAND

The estate land is entirely down to grass, gently undulating and notably manageable, with no steep hill ground. The land is generally classified as Grade 4, and is well suited to livestock grazing and general agricultural use. Split by the A591, the land benefits from various access points.

Lot 4 comprises approximately 119 acres adjacent to Calgarth Hall, comprising 81 acres of pasture, and 22 acres of woodland.

The fast-flowing stream of Trout Beck runs through the land down to the lake. This lot also enjoys approximately 600 m of lake frontage and access to the water.

Lot 5 comprises approximately 114 acres, which is mainly laid to pasture with areas of woodland.



Lot 5



Lot 5

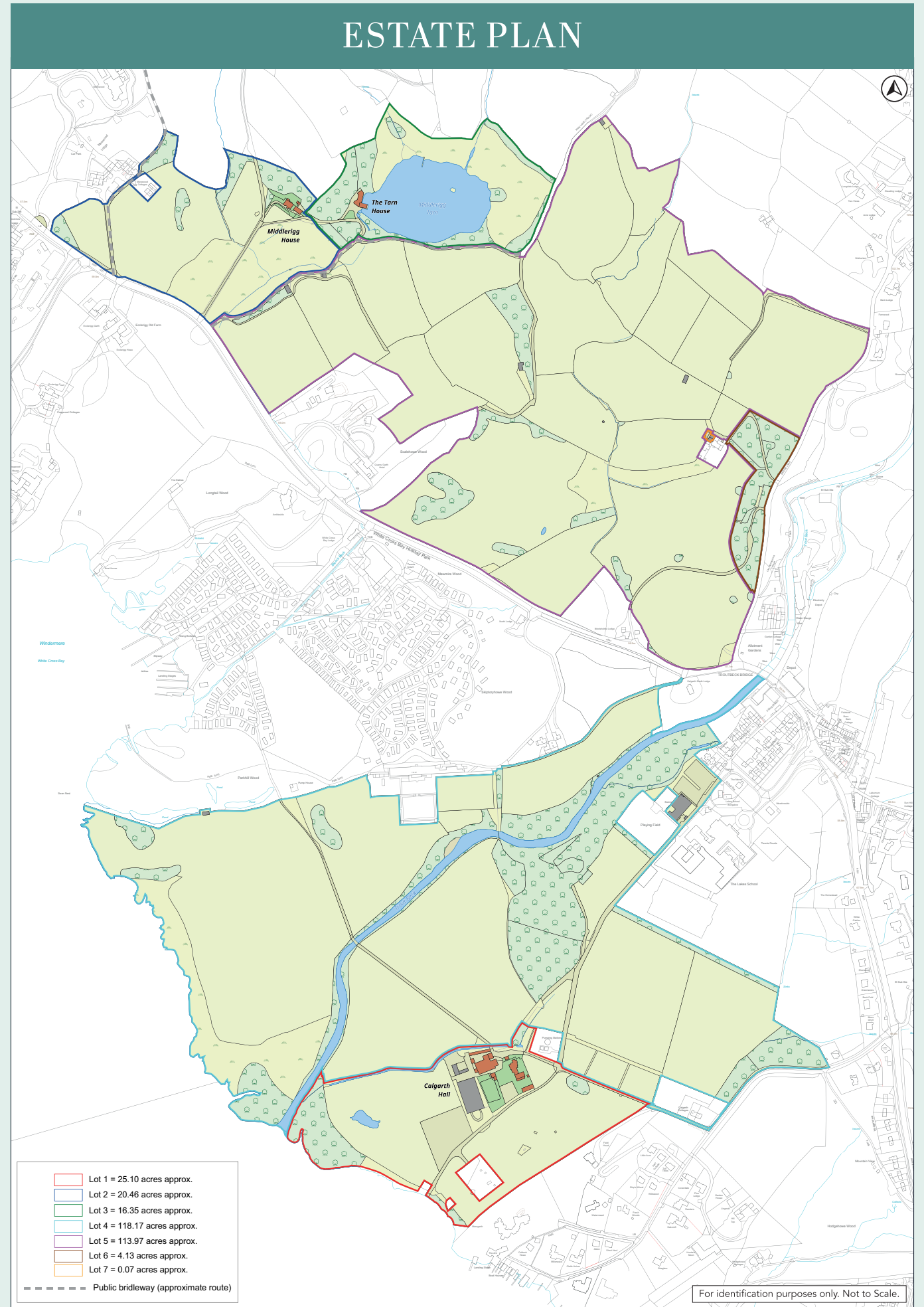
LOT 6 - IBBOTSHOLME WOODLAND

Ibbotsholme woodland comprises approximately 4 acres of woodland, with road frontage and access together with established trails throughout but no footpaths. The site offers an area of mixed woodland, ideal for amenity interests.



LOT 7 - CROWMIRE BARN

Crowmire Barn is a traditional stone barn offered for sale as a flying freehold, with attractive views across the surrounding countryside.



This plan is published for guidance only and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. © Crown copyright and database rights 2026. Licence No. AC000818786.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole or in individual lots, with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. The site has two access points, one leading past Lakes School and the other from Old Hall Road. There are two public bridleways across the property.

United Utilities have a right of way over the access leading to their pumping station and assets. There is also a right of way connected to The Sun Hotel, giving access to the Lake.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

SERVICES

Calgarth Hall: Mains water, electricity and drainage.

Middlerigg: Mains water, electricity and drainage.

Tarn House: Mains water and electricity, and private drainage.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

VAT

Any guide price quoted or discussed is exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

Westmorland and Furness Council.

COUNCIL TAX BAND AND EPC RATINGS

Property	Council Tax Band	EPC Rating
Calgarth Hall	E	D
Middlerigg	G	E
Tarn House	G	E

LISTING

Calgarth Hall is a Grade I listed property under listing reference 1124682.

DESIGNATIONS

The property sits with the Lake District National Park and UNESCO World Heritage site.

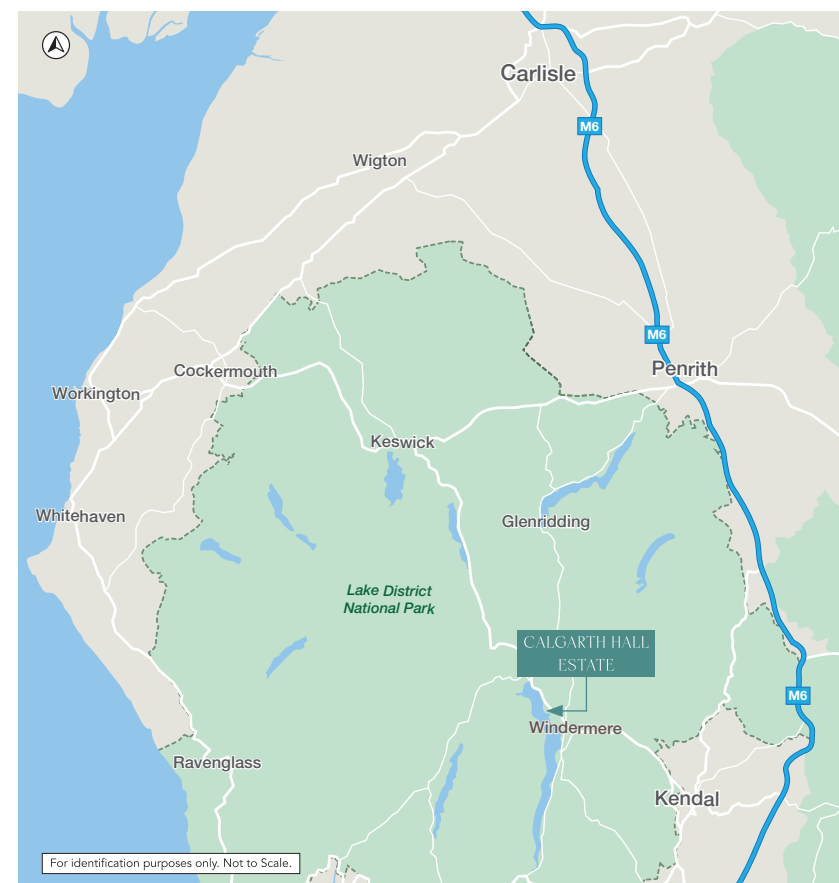
DIRECTIONS

Postcode: LA23 1HZ

What3Words: ///wonderful.latches.pockets

VIEWINGS

Strictly by appointment with the selling agents, Knight Frank and Armitstead Barnett.



Viewing strictly by appointment only. Please contact the selling agents:



Knight Frank National Country Department

55 Baker Street
London W1U 8AN

Will Matthews

+44 20 7861 1440

+44 7795 238559

will.matthews@knightfrank.com

Zara Elliot

+44 20 3869 4570

+44 7974 879158

zara.elliott@knightfrank.com

www.knightfrank.com



Armitstead Barnett

Lane Farm, Crooklands
Milnthorpe, Cumbria LA7 7NH

Emma Hodkinson

+44 1539 751993

+44 7912 480536

emma@abarnett.co.uk

Paul Dennis

+44 1539 751993

+44 7889 064858

paul@abarnett.co.uk

www.abarnett.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. © Designed & produced by Bespoke Brochures | bespokebrochures.co

Armitstead
Barnett



 Knight
Frank