

Windermere

£595,000

The Shielings, Holbeck Ghyll, Windermere, Cumbria, LA23 1LU

A deceptively large and in fantastic decorative order this Lakeland stone built house is set in a quiet location close to the Holbeck Ghyll Hotel. The property comprises 2 bedrooms (1 en-suite), open plan living room/kitchen and bathroom. With pleasant outlook over fields and over Lake Windermere and the Lakeland fells beyond.

Quick Overview

- 2 bedroomed semi detached Lakeland stone built house
- 1 reception room, 1 bathroom and 1 en-suite
- Peaceful location
- Garden and Balcony
- Lake and fell views
- In good decorative order
- Allocated parking
- *Superfast fibre broadband available



2



2



1



E



Superfast
Fibre
Broadband



Allocated
Parking

Property Reference: W6247



Living Room and Kitchen Area



Living Room and Kitchen Area



Kitchen Area



Bedroom 1

Location: The property is superbly positioned roughly mid way between the villages of Windermere and Ambleside in the beautiful Lake District National Park.

Leave Ambleside south on the A591 heading towards Windermere shortly after passing the Low Wood Hotel alongside Lake Windermere take the left hand turn onto Holbeck Lane signposted to Troutbeck. Continue to climb the hill here until the entrance drive to The Holbeck Ghyll Hotel is reached, carry on up the drive past the hotel and The Shielings is the 3rd house on the left at the rear.

Property Overview: Discover the epitome of Lake District living at The Shielings, Holbeck Ghyll, a truly enchanting property located in the heart of Windermere. This exquisite residence offers a unique blend of traditional charm and modern comfort, set against the breathtaking backdrop of the Lakeland Fells and the shimmering waters of Lake Windermere.

As you approach The Shielings, you'll be captivated by its picturesque setting, surrounded by lush greenery and open fields. The property boasts gardens that provide a sense of tranquillity and a balcony both with views to Lake Windermere and the Lakeland fells, perfect for those seeking a peaceful retreat from the hustle and bustle of everyday life.

The Shielings has been completely reorganised and renovated and once you step inside, and you'll be greeted by a warm and inviting atmosphere. The spacious open plan living/kitchen area are bathed in natural light, thanks to large patio doors that lead out onto the balcony and frame the stunning views of the surrounding landscape. The living room, with its cosy log burner, is an ideal spot to unwind on chilly evenings, while the elegant kitchen with breakfast bar offers a perfect setting for entertaining guests. A set of large bi-folding doors lead to the balcony and rear garden.

The well-appointed kitchen is a chef's delight, featuring modern appliances of AEG electric oven and AEG induction hob with extractor over, integrated AEG microwave and built in fridge and freezer and ample counter space, making meal preparation a joy. The kitchen also benefits from having a breakfast bar, which overlooks the beautiful scenery making mealtimes a delight.

The property comprises 2 generously sized bedrooms, with the master bedroom having an en-suite and each offering a serene haven for rest and relaxation. A family bathroom comprises of WC, bath with shower over and washbasin with vanity unit.

Outside, the gardens are a true highlight with tiered patio areas and a large balcony, where you can soak in the beauty of your surroundings. Whether you're enjoying a morning coffee on the balcony or hosting a summer barbecue, this outdoor space is sure to impress. One allocated parking space can be found to the side of the property, which is agreed with the Holbeck Ghyll Hotel owner.

Located just a short drive from Windermere village, The Shielings offers convenient access to local amenities, shops, and restaurants, while still providing a sense of seclusion and escape. Don't miss the opportunity to make this exceptional property your own and experience the magic of Lake District living.

Accommodation: (with approximate measurements)

Entrance Hall

Bedroom 1 17' 8" x 9' 5" (5.38m x 2.87m)

En-suite

Bedroom 2 13' 4" x 9' 4" (4.06m x 2.84m)

Bathroom

Stairs from Entrance Hall lead to first floor.

Landing Area

Open plan living area/kitchen 24' 7" max x 19' 3" max (7.49m x 5.87m)

Balcony 14' 8" x 14' 2" (4.47m x 4.32m)

Property Information:

Services: Mains electric. Water is fed from the Holbeck Ghyll Hotel private water supply and is subject to a nominal annual charge and the property has a private water infiltration system. Electric radiators throughout. Please note that the broadband is supplied through a local agreement with the Holbeck Ghyll Hotel.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band D.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: //clockwork.caveman.tolerates

Notes: *Checked on <https://www.openreach.com/> 22nd May 2025 - not verified.

Mobile Coverage: O2, EE, 3 and Vodaphone limited

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Bedroom 2



Balcony and View



Garden

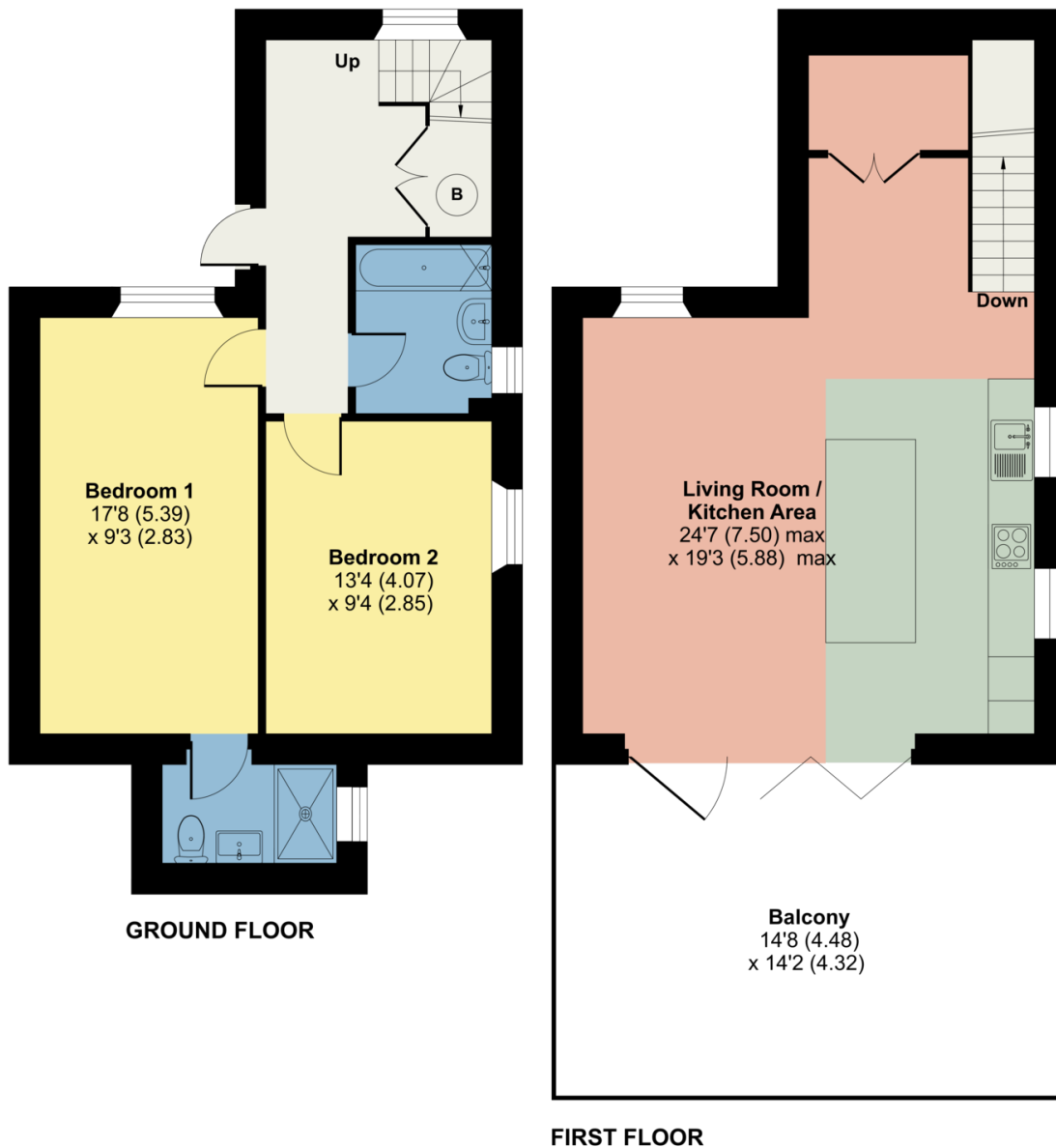


View

The Shielings, Holbeck Ghyll, Windermere, LA23

Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hackney & Leigh. REF: 1297093

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