



Windermere

£1,175,000

Coach House, Oakland, Carriage Drive, Windermere, LA23 1SA

Tucked away in the picturesque setting of Carriage Drive, Windermere, the Coach House at Oakland is a delightful blend of historical charm and modern luxury with stunning views of the Lake and surrounding fells. Originally the Coach House of a prominent Windermere citizen, this property has been thoughtfully extended to offer spacious and versatile accommodation, perfect for contemporary living. It is in close proximity to the village of Windermere with its bus and train station, shops and restaurants.

Quick Overview

- Originally built in 1853
- 3 bedrooms, 3 en suites,
- 1 separate wing with bedroom and en suite
- 2 reception rooms, 1 study / TV room
- Conservatory
- Large terraced, well stocked and maintained garden
- Stunning views of the Lake
- Offering scope to personalise
- Garage and parking for several cars
- **Superfast fibre broadband



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Superfast
fibre
broadband



Garage and
parking for
several cars

Property Reference: W6358



Entrance into conservatory



Kitchen



Living room



Conservatory

Windermere did not exist as a town until the arrival of the railway in 1847. Oakland and the Coach House were built by John Gandy in 1853. John, a banker and textile mill owner in Kendal, was a very prominent citizen of Windermere, having been chairman of the Kendal and Windermere Railway and chairman of the group which bought Saint Mary's Church and vicarage for the town. Oakland and the Coach House were converted into six separate dwellings in 1954.

The present Coach House consists of a main central block; an old wing together with a more recent garage; and a new wing with a flat roof built in 1966. In 2018, when a new boiler was installed, the old wing was put on a separate heating circuit from the rest of the house.

The Gardens at Oakland were planned by the famous Mawson brothers in the late 19th century. The Coach House gardens are extensive and are fully planted with shrubs and bulbs. The shrubs mainly consist of azaleas, rhododendrons, magnolias, camellias, hydrangeas, and some valuable acers. At the bottom of the garden is a large plot which is presently used as a vegetable garden, the products of which have won many prizes at local events.

Upon entering through the conservatory, you are bathed in natural light. It is an ideal spot for enjoying a morning coffee while taking in the stunning vistas of the surrounding landscape.

Following through is the spacious Clive Christian kitchen, with a conveniently placed central island complemented by granite top, a gas Aga, ceramic sink, surrounded by wooden worktops. There is space for a dishwasher as well as ample wall and base units. This spacious kitchen allows for a breakfast /dining area and provides excellent space for cooking and entertaining.

To the left of the kitchen is the new wing that was added in 1966. Along the hallway are 4 double wardrobes/storage cupboards. One cupboard houses the boiler cupboard and washing machine. Leading further down the hallway is a shower room with walk in shower, vanity unit and WC. The double bedroom is adjacent with large picture windows that overlook the patio area of the garden and parking area.

Moving through the home to the dining room, spacious and well lit from the picture windows. The study /TV room follows through, great room for a snug and opens up onto the private rear garden.

The lounge adjacent is very spacious with glass sliding doors that open onto the private garden. The large picture windows enjoying stunning views of the Langdale Fells. The gas fire is ideal for the cooler evenings and a small walk in cupboard houses the electricity meters.

A stairway leads to the first floor where you are welcomed by a double bedroom, with built in wardrobes and cupboards above the bed and a built-in dressing table. Stunning views of the Lake area seen from this bedroom.

The en suite bathroom is spacious, houses a bath, walk in shower, large vanity unit, hand basin and WC.

The main entrance to the home leads to a hallway that accesses the first floor. A landing leads you to 2 bedrooms, both rooms have en suite bathrooms with shower over bath, vanity unit with hand basin and WC. Both bedrooms are larger than normal double bedrooms, built in wardrobes and windows that embrace the surrounding Lake views and mountains beyond.

The outside of this property is equally as captivating as the inside, with different areas of interest. Following on from the conservatory there is a paved sun trap area with potted plants leading to a larger paved area



Dining room



Kitchen / breakfast diner area



Bedroom



Bedroom



Bedroom



Bedroom

that overlooks the well stocked, terraced garden creating a serene environment where you can unwind and enjoy the tranquillity of your surroundings. There is a further lawned garden with shrubbery to the left of the parking area as well as a private garden leading off the driveway. For those who require additional space for hobbies or storage, the property includes a garage and a workshop, offering practical solutions for all your needs.

Please call the office to arrange a viewing of this amazing property today!

Ground Floor

Conservatory: 16' 6" x 9' 0" (5.03m x 2.74m)

Kitchen: 18' 0" x 16' 0" (5.49m x 4.88m)

Bedroom - 4 18' 6" x 11' 4" (5.64m x 3.45m)

En suite bathroom

Entrance hall

Dining room: 16' 2" x 16' 0" (4.93m x 4.88m)

Study / TV room 20' 2" x 11' 0" (6.15m x 3.35m)

Living room: 26' 4" x 14' 4" (8.03m x 4.37m)

First Floor - Above living area

Bedroom 1 17' 0" x 12' 5" (5.18m x 3.78m)

En suite bathroom

First Floor

Bedroom 2: 16' 3" x 16' 2" (4.95m x 4.93m)

En suite bathroom

Bedroom 3: 16' 7" x 11' 3" (5.05m x 3.43m)

En suite bathroom

Garage: 16' 7" x 10' 0" (5.05m x 3.05m)

Property Information:

Council Tax: Westmorland and Furness, Council Tax Band G.

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

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold (Vacant possession upon completion).

What3Words and Directions [///trophy.inquest.storage](http://trophy.inquest.storage)

From Windermere, turn left at the A591 and carry on down Ambleside road. Take a left turn at Carriage Drive and follow the road, the road passes through a woodland, the single lane takes you up Carriage Drive where you will find Coach House right at the end. Gravelled parking area beyond open green gates.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. Vat).



Front patio and views



Drone



Drone



Drone

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.

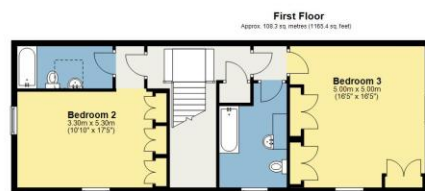
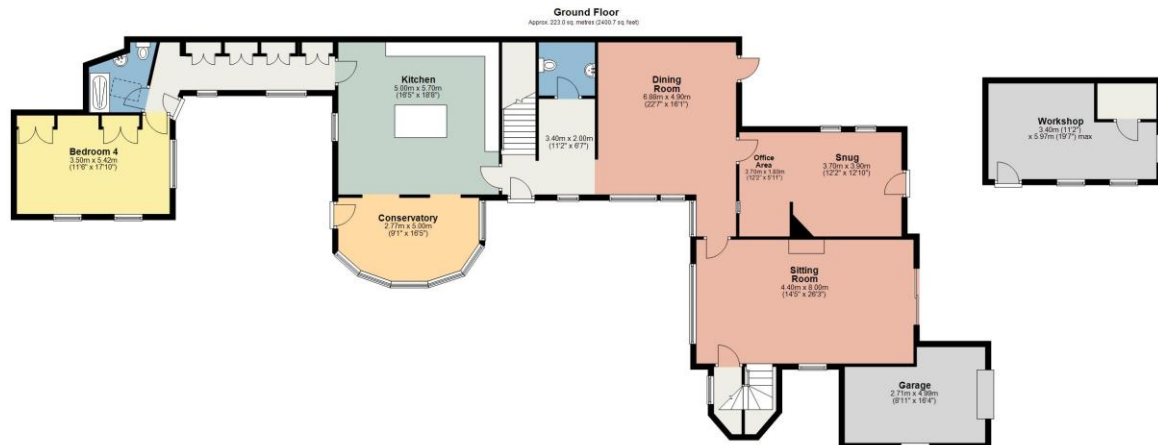


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Total area: approx. 331.3 sq. metres (3566.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. RFP - Real products only - Range

Coach House, Windermere

A thought from the owners...

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