



10 Windermere Park
Windermere | The Lake District | LA23 2NB

Welcome to 10 Windermere Park, Windermere, LA23 2NB

A substantial, beautifully appointed detached residence, ideally situated within a peaceful and highly sought-after cul-de-sac in Windermere. This exceptional home has been thoughtfully updated and redecorated by the current owners, resulting in an immaculate and stylishly presented property throughout.

Designed with both comfort and versatility in mind, the accommodation offers a spacious living room, a cosy snug, and a well-equipped kitchen ideal for modern family living. The property boasts five generously sized bedrooms, four of which benefit from luxurious en-suite facilities, providing both privacy and convenience.

Further enhancing this impressive home is a dedicated cinema room and a separate gym, currently adapted as an indoor football court, offering excellent recreational space. Externally, the property features an integral double garage and driveway parking.

The well-maintained gardens to the front and rear are designed for ease of upkeep while providing attractive outdoor spaces to relax and entertain. A particular highlight of this remarkable home is the breathtaking panoramic outlook, with stunning views across to Lake Windermere and the surrounding fells.





Location

On the verdant outskirts of town and close to both Windermere and Bowness, for decades Windermere Park has been the sought after location in Windermere. 10 Windermere Park nestles in peaceful setting which affords great privacy and so, despite the proximity of two of Lakeland's busiest tourist hotspots, it feels a world away from the hustle and bustle, inhabiting a quiet yet convenient setting.

Straight from the door you can enjoy a leisurely stroll into either of the neighbouring towns for drinks or to dine in one of the wide selection of restaurants and bars, a trip to the cinema or theatre. Offering a great quality of life, this is a great place to live as well as visit.

Between them, Windermere (1 mile) and Bowness (1 mile) offer an excellent range of local amenities and services with primary schools within walking distance, a choice of supermarkets (including regional favourite Booths), two Post Offices, doctors' and dentists' surgeries, opticians, hairdressers, barbers and vets. This is the ideal location for enjoying the wider Lake District with countless attractions and outdoor pursuits readily available as well as lots of footpaths straight from the front door. The nearest motorway access is J36 on the M6 with a main West Coast railway station at Oxenholme. The branch line connection in Windermere itself is a short walk away.

STEP INSIDE

This exceptional modern residence in Windermere Park offers beautifully designed and highly versatile accommodation arranged over multiple levels, combining contemporary living with luxurious finishes throughout.

Upon entering the property, you are welcomed into a spacious entrance hall which sets the tone for the quality and style found throughout the home. From here, the accommodation flows into a cosy snug, which enjoys direct access to the front terrace, an ideal space for morning coffee or relaxing in the fresh air.

Adjacent to the snug is the stunning contemporary kitchen, fitted with bespoke wall and base units complemented by elegant white stain-effect worktops. A central island features an Elica induction hob with integrated base units and seating, creating a perfect social hub. Further benefits include integrated AEG double oven and grill, integrated dishwasher, and a wine store, all thoughtfully designed for modern living. The kitchen also provides access to both the rear garden and the integral garage.

The double garage is well appointed with an electric up-and-over door, loft access, Worcester gas boiler, pressurised hot water tank, fitted base units, and a practical utility area with plumbing for washing machine and tumble dryer. From here, there is convenient access to the rear garden, as well as a staircase leading down to the lower ground floor.

The lower level reveals an impressive cinema room, complete with mood lighting, projector, and surround sound system, creating a superb home entertainment space. In addition, there is a further versatile room currently utilised as an indoor football court, which would also lend itself perfectly as a gym, office, studio, or additional leisure space.

Returning to the ground floor, the accommodation continues with a generously proportioned lounge, which enjoys access to the front terrace and showcases a feature electric fireplace, fitted wine cupboard, and striking hanging light feature. Most notably, the room is perfectly positioned to take full advantage of the breathtaking views towards the Lakeland fells.

Off the lounge are two well-appointed double bedrooms, both benefitting from stylish modern en-suite shower rooms and direct access to the rear garden terrace. One of these bedrooms also enjoys the added luxury of a separate dressing room.

A beautifully crafted oak staircase with glass balustrade leads to the impressive mezzanine landing, where twin feature lights enhance the sense of space and elegance. From here, there is access to three further bedrooms and ample eaves storage.

The principal suite is a true highlight of the home, offering a generously sized bedroom with outstanding panoramic views across Lake Windermere and the surrounding fells, best enjoyed from the private balcony. A split-level arrangement leads to an additional seating area, perfectly positioned to take in the scenery, along with a dedicated dressing area and a large, contemporary en-suite shower room.

Continuing along the landing are two further double bedrooms, one of which benefits from a charming Juliet balcony overlooking the rear, as well as another stylish en-suite shower room.









STEP OUTSIDE

Externally, the property enjoys well-maintained, easily managed lawned gardens to both the front and rear, providing attractive yet low-maintenance outdoor spaces. Generous paved terrace areas extend across the front and rear of the home, perfectly positioned for outdoor seating, dining, and entertaining while taking full advantage of the surrounding outlook and spectacular views.

In addition to the double garage, the property further benefits from ample off-road parking provided by a private driveway, ensuring convenience for both residents and visitors.



10 Windermere Park

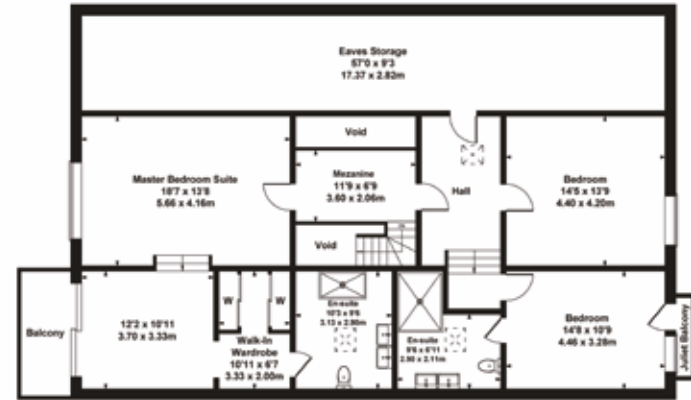
Approximate Gross Internal Area 4790 sq ft - 445 sq m (Excluding Eaves Storage)



BASEMENT



GROUND FLOOR



FIRST 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	81
		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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU Printed XXXX.2026



FURTHER INFORMATION

On the Road

Windermere	1 mile
Bowness on Windermere	1 mile
Kendal	9.4 miles
Ulverston	17.2 miles
Barrow in Furness	26.8 miles
Manchester	81.4 miles

Transport links

M6 J36	16.3 miles
Oxenholme railway station	12.9 miles
Windermere railway station	1.1 miles
Manchester airport	90.9 miles
Liverpool airport	95.9 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.

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.

Guide price £1,250,000

Directions

what3words - [///slack.candy.undercuts](https://www.what3words.com/#!/slack.candy.undercuts)
Download the what3words App or go online for directions straight to the property.

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.



Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the garage.

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

Local Authority charges

Westmorland and Furness Council

Council Tax band - G. | Tenure - Freehold

Restrictions - Holiday letting is not permitted at this property.

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
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (Ambleside and Carlisle campuses)
Barrow in Furness Sixth Form College, Barrow
Lancaster University

Sport and Recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club), on Coniston (Coniston Sailing Club) and Ullswater (Ullswater Yacht Club).

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.

Ulverston/Kendal Leisure Centres

Golf clubs at Windermere, two in Kendal, Ulverston, Barrow in Furness, Grange over Sands

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

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.

Parkrun on a Saturday morning at Fell Foot Park, Rothay Park, Ford Park, Barrow Park, Muncaster Castle

Cartmel Racecourse, a small National Hunt course with nine race days annually.

Places to Eat

Informal dining, cafes and pubs

Marina View Restaurant, Windermere Marina

Boardwalk and Baha, both in Bowness on Windermere

Café Italia, San Pietro, Francines and Homeground, all in Windermere

The Punch Bowl at Crosthwaite

The Black Labrador, Underbarrow

Bake House Born and Bread, Greenodd

The Swan Hotel, Newby Bridge

The Masons Arms, Cartmel Fell

The Hare and Hounds, Bowland Bridge

Great Walks Nearby

Straight from the door, you might like to head for Brantfell, Post Knott, Orrest Head or School Knott.

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.

The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

The Cumbria Way, a linear 70 mile linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

The Dalesway, a 78.5 mile footpath from Bowness on Windermere to Ilkley in Yorkshire.

Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 Lakeland fells to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands and in the protected National Landscapes of Arnsdale and Silverdale.

Special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

Heft, High Newton

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

Base Restaurant, Ford Park, Ulverston

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

Places to Visit

Whatever the weather the Lake District has a vast number of attractions to keep everyone entertained

The Brockhole Lake District Visitor Centre, Windermere Holehird Gardens, Troutbeck an extensive 10 acre site, home of the Lakeland Horticultural Society.

Historic houses - Beatrix Potter's house Hill Top, Wray Castle and Townend, Troutbeck (all of which are National Trust). Blackwell - the Arts & Crafts house at Bowness on Windermere, Brantwood at Coniston, a the Ruskin museum dedicated to John Ruskin.

Museums - Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow, the Laurel and Hardy Museum (Ulverston being the birthplace of Stan Laurel), and Stott Park Bobbin Mill

Steam railways - the Lakeside and Haverthwaite, Ravenglass and Eskdale

Aquarium of the Lakes, Lakeside.

Lake cruises - on Windemere from the terminals at Bowness, Waterhead and Lakeside. Also, the steam yacht 'Gondola', on Coniston Water.

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

Cinemas at The Royalty, Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Grizedale Forest - events, music and arts

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