



## High Stott Park

£420,000

6 Stock Park Mansion, High Stott Park, Lakeside, LA12 8AY

Who wouldn't want shared lake access to Windermere? Stock Park Mansion is an attractive stone-built 19th century mansion at the southern end of Lake Windermere. It was converted into the present apartments in the early 1970s and is set in wooded grounds on the edge of the lake with stunning views over Windermere and the surrounding countryside. There is direct access to the Lake with a dedicated boat parking space, a private jetty and a boat launching shore. It is ideal for sailing motor boating and wind surfing. It is a short walk to Lakeside with its ferry and train services.

### Quick Overview

3 Bedroom apartment

Shared lake access

UPVC double glazed windows.

Rural, peaceful location

Perfect second home or holiday let

Well maintained surroundings

View of the lake and Gummers How

Opportunity to personalise

Allocated car and boat parking

Ultrafast broadband available



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Ultrafast  
broadband



Allocated parking  
space

Property Reference: W6366



Living room



Kitchen



Bedroom 1



Bedroom 2

The apartment is situated on the first floor of the mansion accessed through an attractive entrance hall and original staircase.

Flat 6 is entered through the main door, the communal entrance hall is well maintained and freshly presented. A staircase follows up to flat 6 on the first floor. The spacious open plan living/ dining room has an original red brick fire place and wooden mantle piece as a focal point. The dining area offers views to the lake and Gummers How, along with a window seat and space for a dining table. Along side this is the kitchen area, which has a slate effect floor, with fridge, hob and oven, washer-dryer, and ample base and wall units. Shelving assists with additional space, and there are side views to the fields and woodlands beyond.

Off the hallway are three bedrooms; bedroom 1 is a cheerful double or twin room. There is fire escape access to the back stairs from this room. Bedroom 2 is also a bright double bed room with ample space. Bedroom 3 is smaller, with wall-mounted shelving, and space for a single bed or bunk beds. The bathroom has an electric shower over the bath, slate effect flooring, wall mounted towel rail, and a wall mounted mirror with free standing sink.

The property is neatly presented with Upvc double glazed windows. Heating is by storage heaters and the property is carpeted throughout.

The location and outdoor opportunities on offer externally are this property's greatest asset, with a short walk down to a pleasant, secluded piece of lake, accessed only by residents and holders of boat parking permits. There is a dedicated boat parking space and a boat launching shore with jetty, offering you the opportunity of launching your own boat from here. The woodland ground offers privacy and tranquility with exceptional lake access, perfect for days in the warmer weather, this is truly a rare find. Don't miss the opportunity to make this beautiful, historic lake-side property your own.

Entrance hall

Living room and kitchen area: 5.61 x 9.45 (18'4" x 31'0")

Hallway

Bedroom 1: 4.95 x 2.80m (16'2" x 9'2")

Bedroom 2: 3.64 x 2.84m (11'11" x 9'3")

Bedroom 3: 3.56 x 1.54m (11'8" x 5'0")

Bathroom: 3.53 x 1.72m (11.6' x 5'7")

Boat park

Lake access

Property information:

Services: Mains water and electricity. Shared private drainage.

Council tax: Westmorland and Furness council tax band D.

Tenure: Leasehold- Long leasehold for the residue of a 999 year lease with a nominal ground rent of £25 per annum. The freehold is owned by Stock Park Flats (Newby Bridge) Limited which is

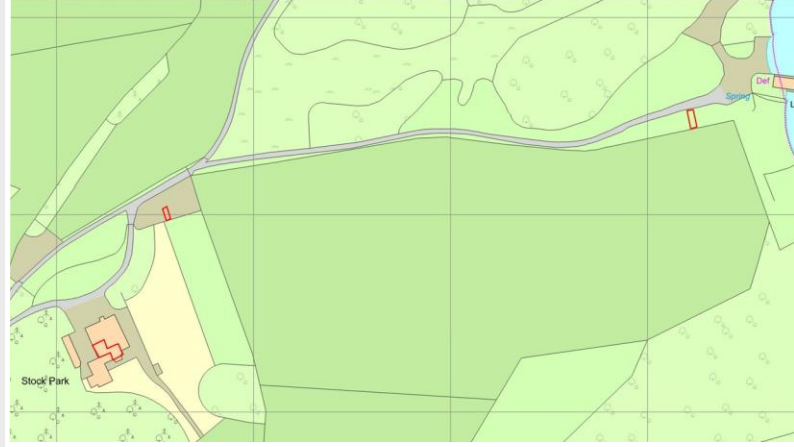
made up of the individual owners of apartments in the building. We understand that the management fees for 2026-27 are £1,960. These cover maintenance of the building, insurance, gardening, repairs and renewals, accountancy, window cleaning etc.

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

**What 3 Words and directions:** //smaller.glassware.after Stock Park Mansion is pleasantly situated amidst mature parkland surroundings on the South West shore of Lake Windermere. The immediate area is of particular scenic beauty and there are many pleasant country walks close by. To find the property from Newby Bridge take the road signposted Lakeside and continue for approximately 1 ½ miles, pass through the village and past Stott Park Mill. The Stock Park Estate can be found about ½ mile along on the right. On entering the estate, Stock Park Mansion can be found along the drive on the right with the parking area to the side on the lower level. The main front door to the property is located at the front of the building.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Anti-Money laundering regulations:** 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



OS map- not to scale and for illustrative purposes only



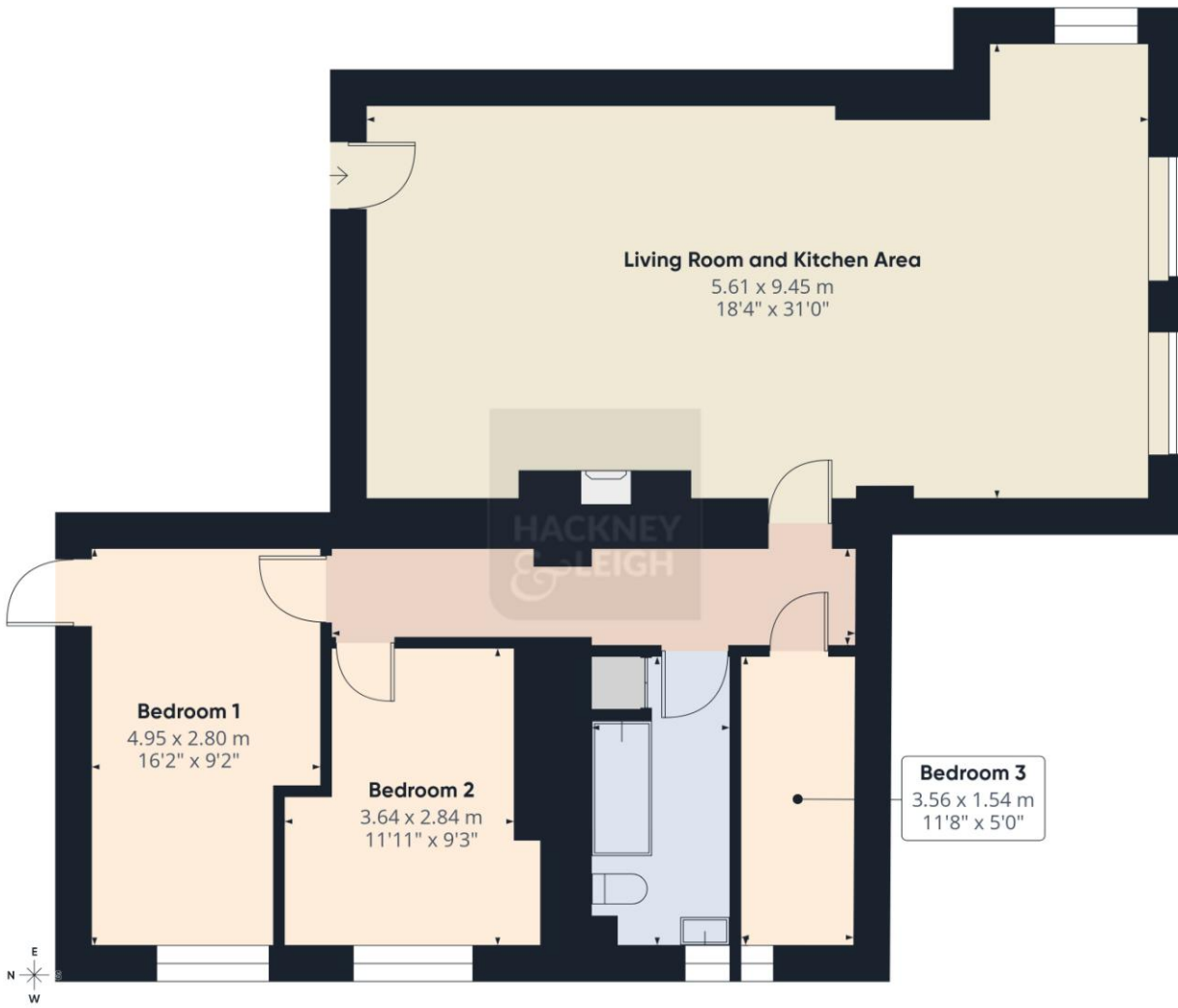
Front external and shared garden



Boat park



View from kitchen



**Approximate total area<sup>m</sup>**  
90.5 m<sup>2</sup>  
973 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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