



The Lodge
High Wray | Ambleside | LA22 0JQ

 FINE & COUNTRY



Welcome to The Lodge

Dating back to the early 17th Century, The Lodge is a delightful and characterful period cottage, rich in history and retaining a wealth of original features throughout. Set within a stunning rural location, the property enjoys a peaceful and picturesque setting while offering comfortable and versatile accommodation.

The cottage provides three bedrooms, two bathrooms and three well-proportioned reception rooms, allowing plenty of room for comfortable stays with all the family. In recent years, the property has been thoughtfully extended by the current owners to create an excellent, well-equipped dining kitchen. This addition has been carefully designed to compliment the original character of the cottage, seamlessly blending traditional charm with modern features.

The property is currently operated as a successful holiday let and is being offered for sale as a going concern, presenting an attractive opportunity for purchasers seeking an established investment or holiday bolt hole in this highly desirable location.



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Wow, what a fantastic place The Lodge is! We loved staying here, so characterful and comfortable. The peaceful surroundings and glorious views made it easy to relax and enjoy our week.

Location

The property enjoys an excellent location, being only a short drive from the picturesque villages of Hawkshead and Ambleside, both renowned for their wide selection of independent shops, cafes and restaurants. The surrounding area offers a wealth of amenities and attractions, including the popular nearby National Trust site of Wray Castle, which provides scenic walks and outdoor leisure opportunities. In addition, the property is ideally positioned with the shores of Lake Windermere being only a 5-minute walk away, enjoying easy access to lakeside walks, water activities and the natural beauty of the area. Much loved by all guests, this is a home that offers an opportunity to embrace both a luxurious, tranquil lifestyle and a successful holiday let.





Step inside

Upon entering the property through the rear door, you are welcomed directly into the recently extended dining kitchen, thoughtfully designed to blend seamlessly with the original character of the cottage. This attractive room offers a range of modern base units with granite worktops and tiled splashbacks. Integrated appliances include an electric Rangemaster cooker with gas hobs, Shaws Classic Butler Ceramic sink and a Neff dishwasher. The dining kitchen also includes a freestanding Smeg fridge freezer, breakfast table with shelving, attractive porcelain tiled flooring, inset spot lighting, dual fuel log burner with slate hearth and wood surround, plus double glazed patio doors leading out to the beautiful front seating area and garden.

Stepping down a slate step, the kitchen opens into a charming parlor, a cosy space perfect for dining, with characterful exposed beams providing delightful views over the garden. A versatile reception room ideal for relaxing or entertaining. From the parlor you lead into the main lounge, featuring an open fireplace with brick hearth and surround, inset understairs cupboard, original exposed beams, wide staircase access to first floor and the front door leading out to the stone porch and garden. Moving through to the snug, a cosy retreat with a dual fuel log burner set on a stone hearth with stone surround exposed beams and a slate windowsill. This room also houses a built-in cupboard with plumbing for the washing machine. An excellent additional space combining comfort and practicality.

Heading up to the first floor, you arrive at a spacious landing featuring exposed beams, a wall-mounted radiator and a useful storage cupboard housing the Valliant boiler. The landing then provides access to the master bedroom, a spacious double room with built in wardrobes and dressing table, plus a contemporary ensuite shower room comprising a Bristan shower, WC, lighted mirrored wall cabinet, heated towel rail, and fully tiled walls and flooring. Back onto the landing there is an additional double bedroom and single bedroom, both with double glazed windows and lovely views out to the countryside and gardens. Finally, the cottage finishes nicely with a luxurious four piece suite comprising a deep freestanding bath, separate shower cubicle, illuminated mirror, WC, pedestal washbasin and window seat overlooking the gardens.



Step Outside

The property is set within a generous plot and offers ample off-road parking for multiple vehicles. The garden provides a peaceful and private setting, with a patio seating area ideal for entertaining and relaxing. A babbling brook runs through the grounds, adding to the charm and character of the setting. Additional features include a stone-built gable, shed, coal bunker, log store, and security lighting, combining practical storage and modern convenience with the characterful appeal of the property.



FURTHER INFORMATION

On the road

Ulverston	17.3 miles
Kendal	16.4 miles
Bowness on Windermere	8.9 miles
Ambleside	3.9 miles
Hawkshead	2.2 miles

Transport links	
M6 J36	23.2 miles
Oxenholme railway station	19.8 miles
Windermere railway station	8.1 miles
Manchester airport	97.8 miles
Liverpool airport	103.4 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.

Internet Speed

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

Services

Tenure - Freehold

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.

13 mins	Manchester (Picadilly)
1 hr, 14 mins	London (Euston)
2 hr, 47 mins	Edinburgh

Directions

what3words ///steps.president.flips

Download the what3words App or go online for directions straight to the property.

Included in the sale

All fixtures and fittings are included in the sale minus a few personal items.

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.

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
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.
Holehird Gardens, Troutbeck an extensive 10 acre site, home of the Lakeland Horticultural Society.
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 Old Laundry 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
Classical and contemporary music concerts at Yewfield, Hawkshead Hill
Grizedale Forest - events, music and arts

Places to eat

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

Informal dining, cafes and pubs

Billys Barr & Restaurant, Hawkshead
Marina View Restaurant, Windermere Marina
Boardwalk and Baha, both in Bowness on Windermere
Café Italia, San Pietro and Homeground, all in Windermere
The Black Labrador, Underbarrow
The Yan at Broadrayne, Grasmere
Gillam's Tearoom and Delicatessen, Ulverston
The Bay Horse, Canal Foot, Ulverston
L'al Churrasco, The Mill, The Rose and Crown and The Farmers, all in Ulverston
The Swan Hotel, Newby Bridge

Special occasions

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside
Heft, High Newton
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
Forest Side Hotel, Grasmere
Base Restaurant, Ford Park, Ulverston

Schools

Primary

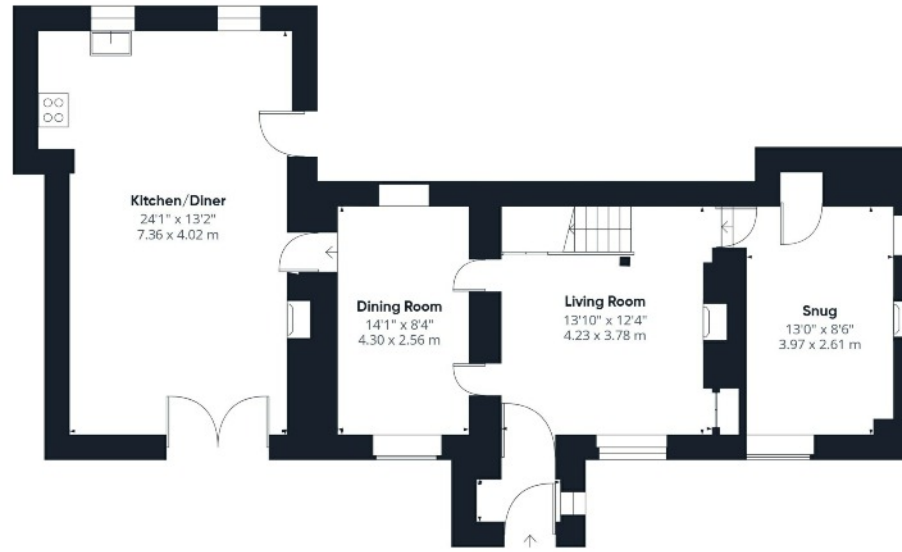
Great Langdale CoE Primary School
Ambleside CoE Primary School
Grasmere School
Hawkshead Esthwaite Primary School
Goodly Dale Community Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
John Ruskin School, Coniston
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (Ambleside and Carlisle campuses)



Floor 0



Floor 1



	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	46
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

Approximate total area⁽¹⁾
1355 ft²
126 m²

(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.

GIRAFFE 360

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals. Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

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