



The Old Vicarage
Witherslack | The Lake District | LA11 6RS

THE OLD VICARAGE





Welcome to The Old Vicarage, Witherslack, LA11 6RS

This beautiful late Georgian Vicarage built in 1803 to serve the parish church of St Paul's nearby (itself built in 1672) is situated in Witherslack, a small village in the Winster Valley within the southern boundary of the Lake District National Park.

The Old Vicarage is an impressive and elegant property, rich in character and historic charm and has been substantially and lovingly upgraded by the current owners into a stunning country home with all the comforts for modern living whilst maintaining its elegant character.

The property is approached through double gates off the quiet country lane into a driveway, which can accommodate a total of ten cars and serves a newly built three bay garage. A magnificent Cedar of Lebanon greets you on arrival.

The property excels in space for family life and entertaining, having a fabulous kitchen area opening into a large garden room with six additional reception rooms yet despite its size the house flows beautifully.

The first floor accommodates six bedrooms, two bathrooms and three ensuites plus an additional bedroom currently with bunk beds for smaller children. The second floor above the recent annex provides a TV lounge and hobby room, plus has the best view in the property with a triple aspect over the Winster Valley, a perfect opportunity to turn into an independent dwelling for a family relative if so desired.



STEP INSIDE

An entrance porch from the Arts and Crafts period welcomes visitors and once you enter through the impressive Georgian front door an elegant and fascinating house awaits you and must be seen to experience the joy of a Georgian property adapted to modern living.

Six reception rooms await you. A study, drawing room, sitting room, formal dining room, a kitchen extended into a garden room and a family dining room.

This may seem daunting, but it is a delight and flows from the moment you enter.

The large study greets you with views over the garden and fitted bookcases which create a quiet working atmosphere.

The drawing room exudes elegance with French windows to the terrace and garden beyond. A log burner is ready for colder months, and this room is always a welcoming delight.

The hall opens into a central reception and this area has been opened to adapt to modern living. The central hall has become a music room and it opens into a generous sitting room overlooking the green and the church beyond. A log burner sits in the old fireplace – a delightful room for use in the evenings.

Off this hallway there is also an elegant sunny formal dining room which is a delight for intimate dining. Then enter the hub of the house - the impressive kitchen and garden room over fifty five feet in length. The vendors built extensions to each end of this room and it has enhanced the property enormously. The kitchen, designed by John Elliott of York, comprises solid painted wood units that have been designed to ensure everything has a place. Two centre islands clad in leathered granite provide wonderful working space.

The kitchen works superbly for two people or a household of family and friends. One end of the kitchen is a breakfast, washing up and coffee making zone and then other the cook's domain. The electric four door AGA takes pride of place with a leathered granite splashback. The other appliances include 2 Neff Circotherm ovens, a Neff steam oven, a Neff microwave, a Neff induction hob, two Fisher and Paykel fridge freezers and two Quooker taps one for each sink.

The delight of this kitchen is the open view through the garden room to the large terrace and beautiful garden. The cook will never be deserted as the garden room is excellent for family and guests to gather and enjoy the beauty of this house inside and out. It has a modern log burner and underfloor central

heating. The two large sliding doors open the room up to the terrace and the outside dining area. At the other end of the kitchen move to the family dining room where sliding doors overlook the dining terrace and the garden beyond. A full wall of bookshelves containing cookery books add to the ambience. To the right of this area is the wine store area with matching granite worktop and two Fisher Paykel wine cabinets each with a large capacity. There is also additional wall shelving for glasses and spirits.

In addition, there is a comprehensive utility room off the family dining room and a boot room at the rear of the property with large cupboards for coats, shelving for wellingtons and boots. Off this area is a cloakroom with WC and wash basin and a separate boiler room housing a Grant Vortex oil boiler installed in 2024. Finally, there is a small wine cellar with racking accessed from the central hallway.

Moving up to the first floor, the property is served by two sets of stairs. Leaving the entrance hall, the Georgian stairs lead to the first floor Georgian part of the house. At the top of the stairs is the principal bedroom with views over the garden and Yewbarrow. Adjoining the principal bedroom is a dressing room with built-in storage. The ensuite bathroom is luxuriously appointed with a free standing roll top bath, walk in shower, double washbasins with vanity unit and WC and a separate large dressing room area with built-in wardrobes.

There are four further generous double bedrooms on this floor, two with ensuite bathrooms with walk in shower, washbasins and WC. The family bathroom is centrally located with a roll top bath, large walk-in shower, washbasin and WC. On this corridor there is also a linen cupboard and store cupboard.

The second staircase runs from the family dining room and leads to the first and second floors over the modern annex. The generous first floor double bedroom overlooks the garden and is an excellent bright and airy bedroom. The adjoining bedroom is a single bedroom currently housing bunk beds and great for younger children or friends coming with family.

There is a shower room serving this floor with walk in shower, washbasin and WC.

On the third floor is a large triple aspect room which has plenty of storage cupboards. It is used currently as a modern TV lounge and hobby room with glorious views over the Winster Vally and the Newton Fells.

“The kitchen has transformed our life and has been such fun to use and great for entertaining with so much room for dining inside and outside on the terrace. As a cook you never feel left out. Everyone wants to join and help. It is family life and entertaining at its best.”























Location

Witherslack, situated on the west side of the Winster Valley, is a delightful village enjoying the scenic beauty of Yewbarrow and Whitbarrow Scar on its doorstep and surrounded by traditional Lakeland farms. There is a pub (The Derby Arms), a primary school, a community shop and a village hall. The Earl of Derby's family, some of whom still live in the village, have maintained a large estate in Witherslack which has helped preserve the traditional character of life in the village and due to their support, there is a well known thriving artistic and craft community at the Halecat centre. There are a number of arts and crafts exhibitions each year, which are well respected and attended.

Besides the walks around the area cycling is a very popular local activity for its scenic routes and quiet roads.

There is bird life in abundance with resident Peregrine Falcons and nearby on Foulshaw Moss a pair of breeding Ospreys.

Along with Witherslack there are the villages of Winster, Crook, Crosthwaite, Brigsteer and Underbarrow, all connected by a network of lanes, bridleways and footpaths. There are also good road connections to Bowness, Windermere, Ambleside, Grasmere and Hawkshead for trips out.

The neighbouring area of Cartmel, Sizergh Castle (NT) and Levens Hall are great to visit. Cartmel Races are held four times a year and it is a very popular racecourse. There are numerous country pubs, which are excellent, and there are two Michelin Star restaurants L'Enclume in Cartmel and Heft in Newton (which is only ten minutes away).

The nearest larger towns are Kendal and Windermere, which have busy high streets, a great selection of places for brunch and lunch, dinner and drinks as well as commercial and professional services. The major supermarkets are well represented. Closer to the village are the seaside town of Grange over Sands with its mile long promenade and the 12th century priory village of Cartmel, both worth visiting. Very much a food lover's paradise, Cartmel has a selection of fine restaurants and artisan food shops.

“ It is a beautiful part of the Lake District charmingly rural but close to modern amenities. Witherslack has a very open, friendly and supportive community which is most welcoming to newcomers and there is plenty to do.”



STEP OUTSIDE

The beautiful and private garden encourages exploration at every turn. Previously opened as part of the National Garden Scheme its careful design is evident throughout. Extending across roughly one acre, it is thoughtfully enclosed and planted to mirror the changing seasons. A gravelled pathway meanders through mature trees, passing beneath sweeping branches of an ancient Cedar of Lebanon. Among the planting are copper beech, oak trees, ash, well established acers pair of Katsura trees and magnolia trees. There are large herbaceous borders, a small rose garden and an impressive but small bog garden.

Around the garden are gently curving paths leading to a variety of inviting spots to pause and enjoy the surroundings. You will eventually find the treehouse, known as "The Tree Trunk House", complete with large log store below. A large shed, with electricity, provides good space for tools and ongoing projects.

From the garden room, French doors open onto a wide terrace that spans all the rear of the house an ideal setting for relaxed lunches or evening drinks. Multiple seating areas are thoughtfully arranged, making it easy to entertain in comfort.

The property enjoys direct access straight from the side gate onto the footpath up Yewbarrow, the immediately adjacent hill, which leads onto the famous Whitbarrow Scar home of resident peregrine falcons. This walk, passing initially through ancient woodland, provides stunning views north over southern Lakeland to the higher fells and south over the Kent Estuary with wonderful sunsets in a peaceful and quiet environment.

Within a 20 minute drive you can browse the shops in Windermere, dine locally at Heft or L'Enclume in Cartmel or unwind at the spa in Newby Bridge. Perfectly positioned with a wealth of amenities nearby, this is a home that offers character and is exciting to live in and easy to run.



The Old Vicarage, Witherlack, Grange-Over-Sands, LA11 6RS

Approximate Gross Internal Area
 House = 6405 sq ft - 595 sq m
 Garage = 474 sq ft - 44 sq m
 Outbuilding = 108 sq ft - 10 sq m
 Total = 6987 sq ft - 649 sq m



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	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		

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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 items shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.06.2026



FURTHER INFORMATION

On the Road

Grange over Sands	5.6 miles
Cartmel	7.2 miles
Windermere	17.6 miles
Ambleside	22.1 miles
Lancaster	24.5 miles

Transport links	
M6 J36	9.9 miles
Oxenholme (railway station)	9.8 miles
Manchester airport	84.5 miles
Liverpool airport	89.5 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

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk
Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Local Authority charges

Westmorland and Furness Council
Council Tax Band G.

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.



Directions

what3words: [///inched.presides.homes](https://www.what3words.com/what3words:///inched.presides.homes)

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

Services

Mains electricity (3 phase) and water. Oil fired central heating from a new Grant Vortex boiler (installed 2024) in the boot room. Plus, underfloor heating in garden room and kitchen. Discreet yet comprehensive alarm system and lighting.

Drainage to a private septic tank located in garden.

Included in the Sale

Fitted carpets, curtain poles, blinds, light fittings and domestic appliances as mentioned.

Guide price £ 2 , 5 0 0 , 0 0 0

Places to Eat

A food lover's paradise, we are spoilt for choice; here is a selection

Informal dining, cafes and pubs

Low Sizergh Barn Farm Shop Café (at Sizergh)
The Punch Bowl (Crosthwaite)
The Black Labrador (Underbarrow)
The Wheatsheaf (Brigsteer)
Hare & Hounds and Levens Kitchen (both at Levens)
Masons Arms (Strawberry Bank)
The Cavendish Arms (Cartmel)
Heft (High Newton)

Special occasion dining

The Old Stamp House (Ambleside)
L'Enclume and Rogan and Co (Cartmel)
Gilpin Hotel and Lake House, Linthwaite House and
The Samling (all in Windermere)

Great Walks Nearby

Straight from the door, you can walk for miles on footpaths, bridlepaths and lanes. A favourite of the vendors is up through the woods to Yewbarrow Fell (known locally as 'The Noddle'), over to Witherslack Hall or in the opposite direction to walk (or hack) over to Cartmel.

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.

Local leisure activities

Cycling – the area is popular with cyclists as there are many recognised routes that go through or near the village including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway. Cartmel Racecourse, a small national hunt racecourse in Cartmel with nine race days a year.
Golf courses at Grange over Sands, Windermere and Crook.
Sailing - Royal Windermere Yacht Club (Bowness on Windermere).
Boating - Windermere Motor Boat Racing Club (Bowness on Windermere).
Water sports and equipment hire at Fell Foot Park (Newby Bridge).
Theatre - The Old Laundry (Bowness on Windermere).
Cinema - The Royalty (Bowness on Windermere).
Places to visit - Sizergh Castle (National Trust), Levens Hall, Leighton Hall, Holker Hall, Brockhole on Windermere (the national park visitor centre), Holehird Gardens (home of the Lakeland Horticultural Society).

Schools

Primary

Dean Barwick Primary School (Witherslack)
Cartmel Primary School
Windermere School (Independent)

Secondary

Cartmel Priory CoE School (pupils 11-16)
Windermere School (Independent)
Sedbergh School (Independent school at Sedbergh)
Queen Elizabeth Secondary School, Kirkby Lonsdale



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THE FINE & COUNTRY
FOUNDATION

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