



1 The Hoo





# 1 The Hoo

*A truly special place*

AmbleSide Road, Windermere, LA23 1NF

From its elevated position overlooking Lake Windermere and its surrounding fells and Langdales, this 4/5 Bedroomed property enjoys expansive lake views. With its private and secluded approach, and original features, the property provides a wealth of history and tradition within its walls.

In addition to the fabulous location, the generously proportioned rooms and lay out provides 2/3 reception rooms, 2 bath and shower rooms, and a former separate granny flat, which has been transformed into another beautiful, usable space in the house. This space can easily be resurrected as a separate, self contained annexe if so desired.

## Quick Overview

4 bedrooms

Elevated location

Original features present throughout

Stunning views to Lake Windermere and fells

Private yet convenient location

Historic arts and crafts property

Ideal permanent residence or second home

Good sized, mature gardens

Garage and off-road parking

Superfast broadband available







# History

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Originally built in 1911, during the Edwardian era, this historic property was used as a country residence for a banker from Manchester and his family, photos of which can still be found in the property today.

Now, the original features still remain.

The property is largely untouched and still boasts its original flooring, tiling and mullion windows, Lakeland slated roof, oak window frames, doors and skirtings, stone mullioned corner window, parquet and tiled flooring etc are all features to be found.

The Hoo was divided into 3 units in the 1970s



# Welcome

Upon entering the property, the original hallway introduces the parquet flooring which flows through the property.

The first right leads you to the dining room, currently with a wood burning stove, original leaded oak window frames, presenting the feeling of coziness and warmth, a beautiful space to use for entertaining.

## Specifications

### Dining Room

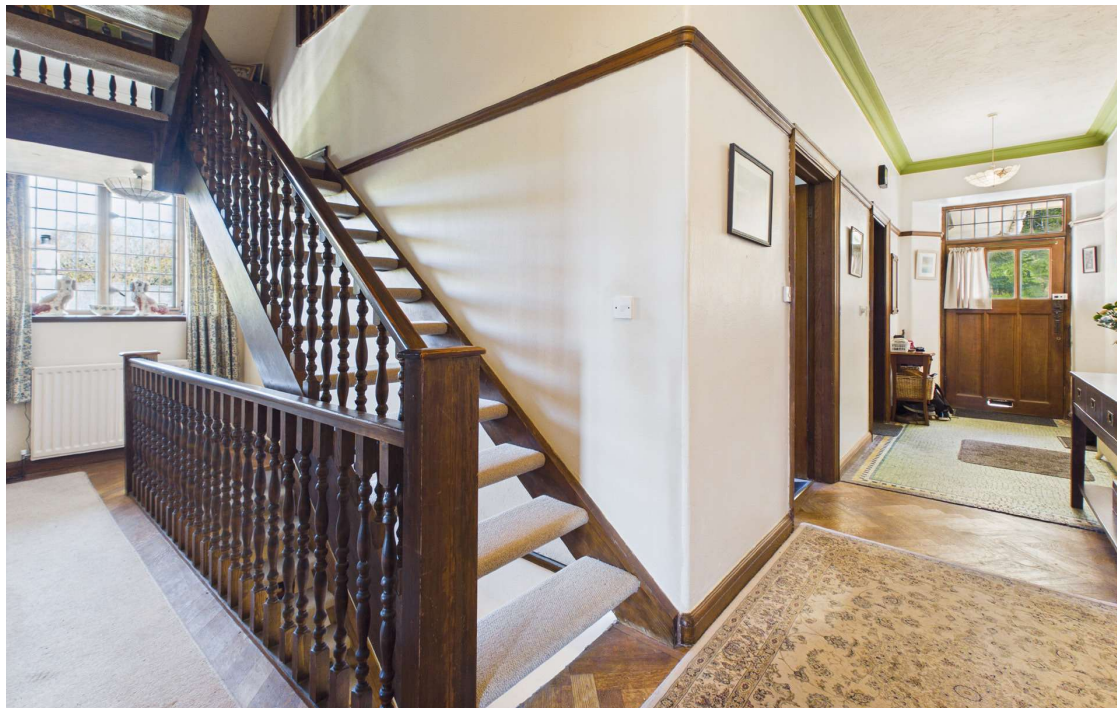
4.31m x 5.28m / 14'1" x 17'3"

### Kitchen

3.27m x 4.85m / 10'8" x 15'10"

### Living Room

3.98m x 4.86m / 13'0" x 15'11"







# Relax & Unwind

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Following through into the kitchen, you are met with mosaic tiled floor, base units incorporating Belfast style sink, plumbing for dishwasher, and a picture window with fabulous outlook to the lake and fells. To the side of this is a pantry and larder, with original cold slab and original tiled walls. Here, there is also a range style cooker.

The sitting room is at the end of the hallway, with oak parquet flooring, woodburning stove set into fireplace and with a feature stone mullion window and leaded light corner windows with a window seat, this room offers a cosy haven in the winters, with stunning views to the lake and fells beyond.

The first bedroom features a stunning leaded light deep bay window, fitted window seat, perfect for relaxation and with hidden radiator beneath, fabulous view of the lake. There's ample space for furnishings. On this floor, you will also find the bathroom, again, embracing it's origin with a black and white traditional style tile flooring, stunning views, fitted shower and bath, with a tasteful vanity and sink area.



# Bedrooms Galore

You are lead upstairs by the original balustrade, opening into a room full of possibility. Currently used as an extra sleeping space for visitors, this attic boasts ample head-height, and fabulous views to the lake and surrounding fells.

Opportunities arise here for a possible extension outwards, to make a veranda, or to transform into any form of usable space you require.

Downstairs to the lower ground floor, you enter into what feels like a separate, self contained living space, perfect for a granny flat, or for family/ friends to enjoy their own piece of this stunning property.

Currently, a bedroom used as a twin room acts as additional space for visitors. Another bedroom features a double bed and access to the ensuite/bathroom which features a bath and shower, which has been freshly decorated.

## Specifications

### Bedroom 1

3.65 x 5.64m (11'11" x 18'6"ft)

### Bedroom 2

7.28 x 9.36m (23'10" x 30'8"ft)

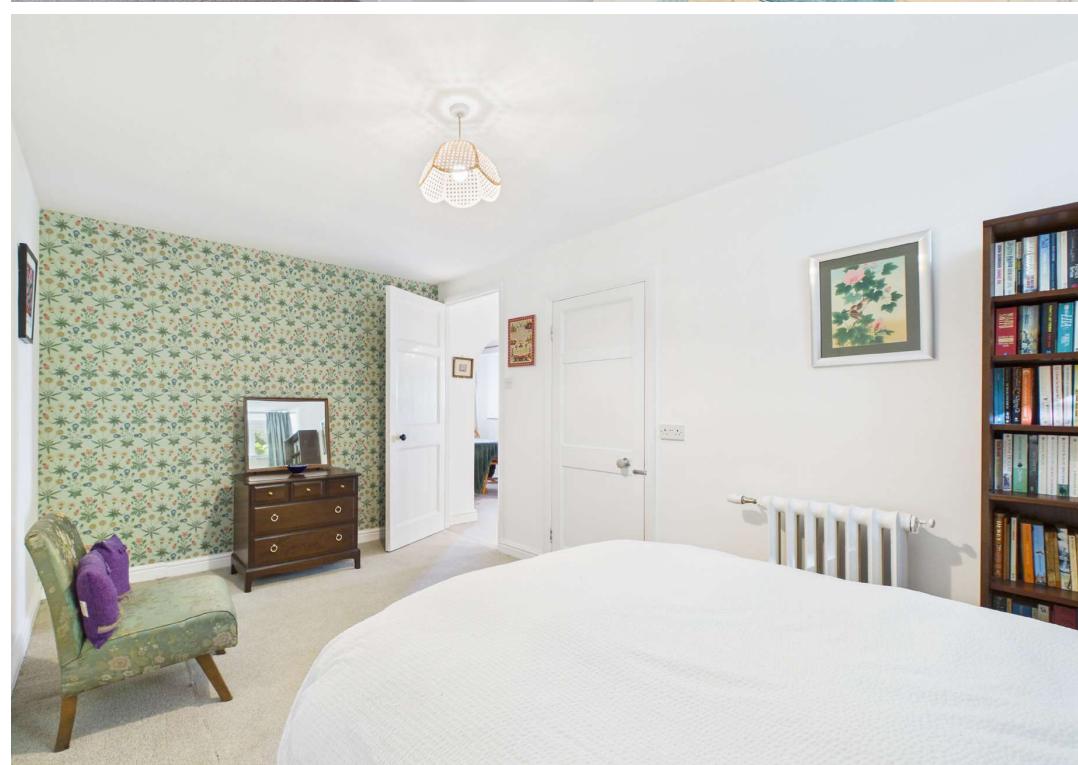
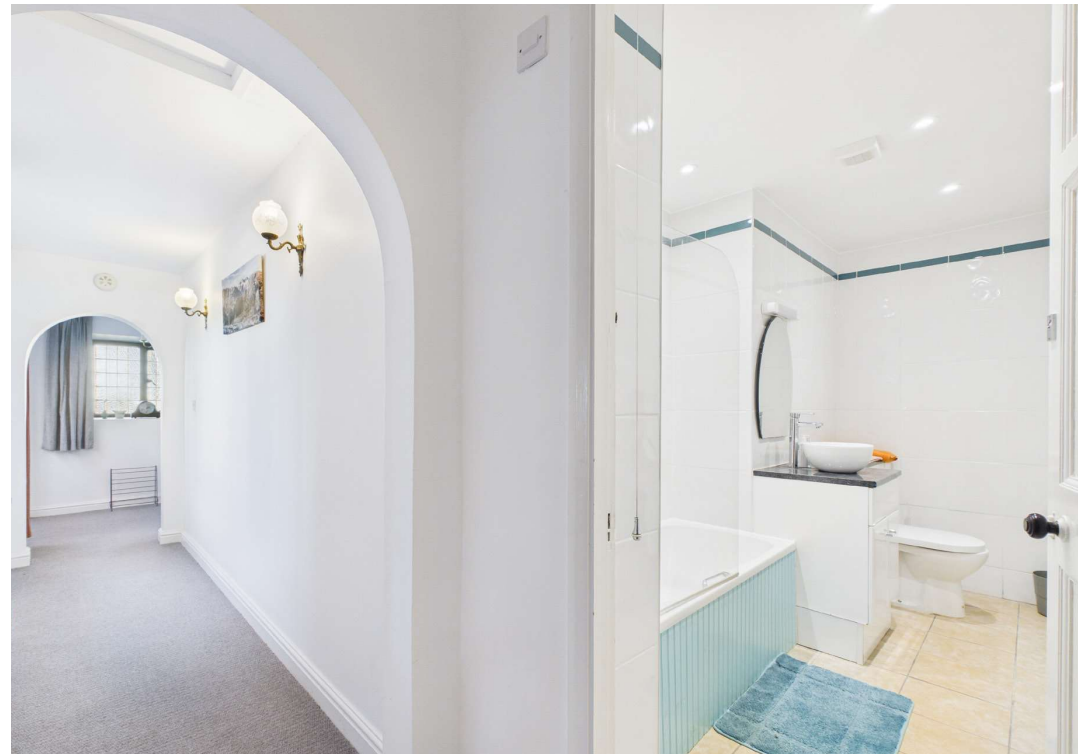
### Bedroom 3

2.91 x 4.77m (9'6" x 15'7"ft)

### Bedroom 4

3.34 x 3.51m (10'11" x 11'6"ft)









# Peace & Tranquility

## Specifications

### Sitting Room

4.23 x 4.85m (13'10" x 15'10"ft)

### Study

5.14 x 2.27m (16'10" x 7'5"ft)

### Office

3.49 x 5.20m (11'5" x 17'0"ft)

### Conservatory

3.18 x 3.88m (10'5" x 12'8"ft)

From the hallway, you are lead into the study come breakfast room, housing storage space and an additional quiet living space.

This is bright, with ample room for furnishings, personalisation, whilst the conservatory adjacent boasts room for a dining table, a slate floor, and a beautiful aspect to lake and mountains, ready to be enjoyed by its next owner.

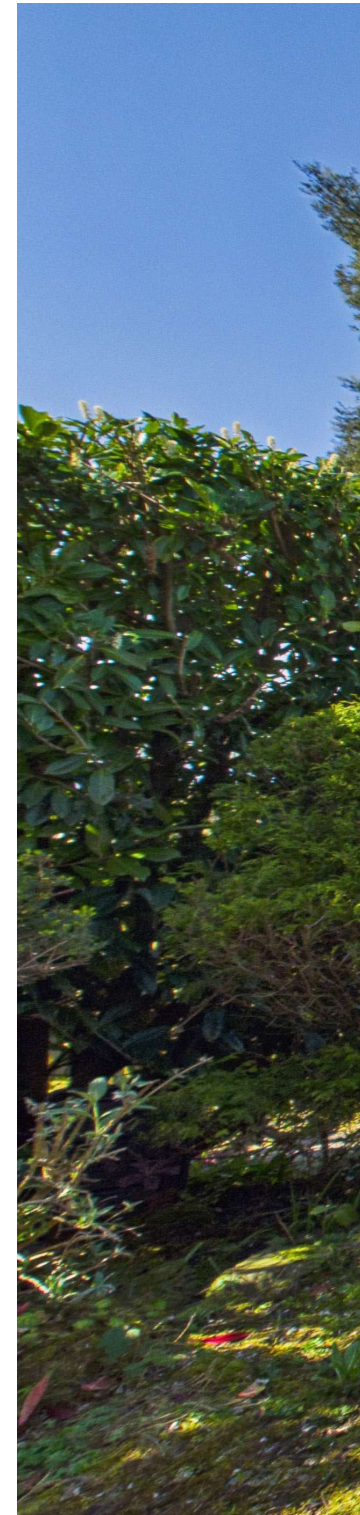
The office through to the next room is the perfect place to work or read, offering natural light from the conservatory, and ample space for further furnishings.



# Outside

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An attached garage to the side of the property provides external storage, and to the rear of the property, a beautifully mature garden, boasting beautiful Rhododendrons and Magnolias, providing a year-round haven.









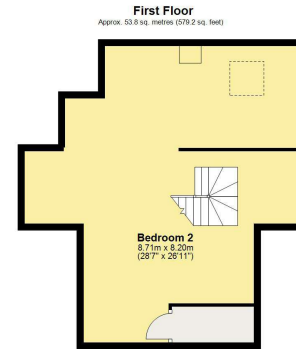


# Floorplan

1 The Hoo, Ambleside Road, Windermere, LA23 1NF  
Approximate Area = 3862.8 sq ft / T358.9 sq m  
For identification only - not to scale



**Ground Floor**  
Approx. 133.0 sq. metres (1428.9 sq. feet)



**First Floor**  
Approx. 53.8 sq. metres (579.2 sq. feet)

# Important Information

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**Parking:**

Garage, Off-Road Parking

**Tenure:**

Freehold

**Council Tax Band:**

Westmorland and Furness Council- Council tax band G

**Services:**

Mains water, electricity and drainage. Oil central heating,

**Energy Performance Certificate:**

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

**Viewings:**

Strictly by appointment with Hackney & Leigh.

**What3Words:**

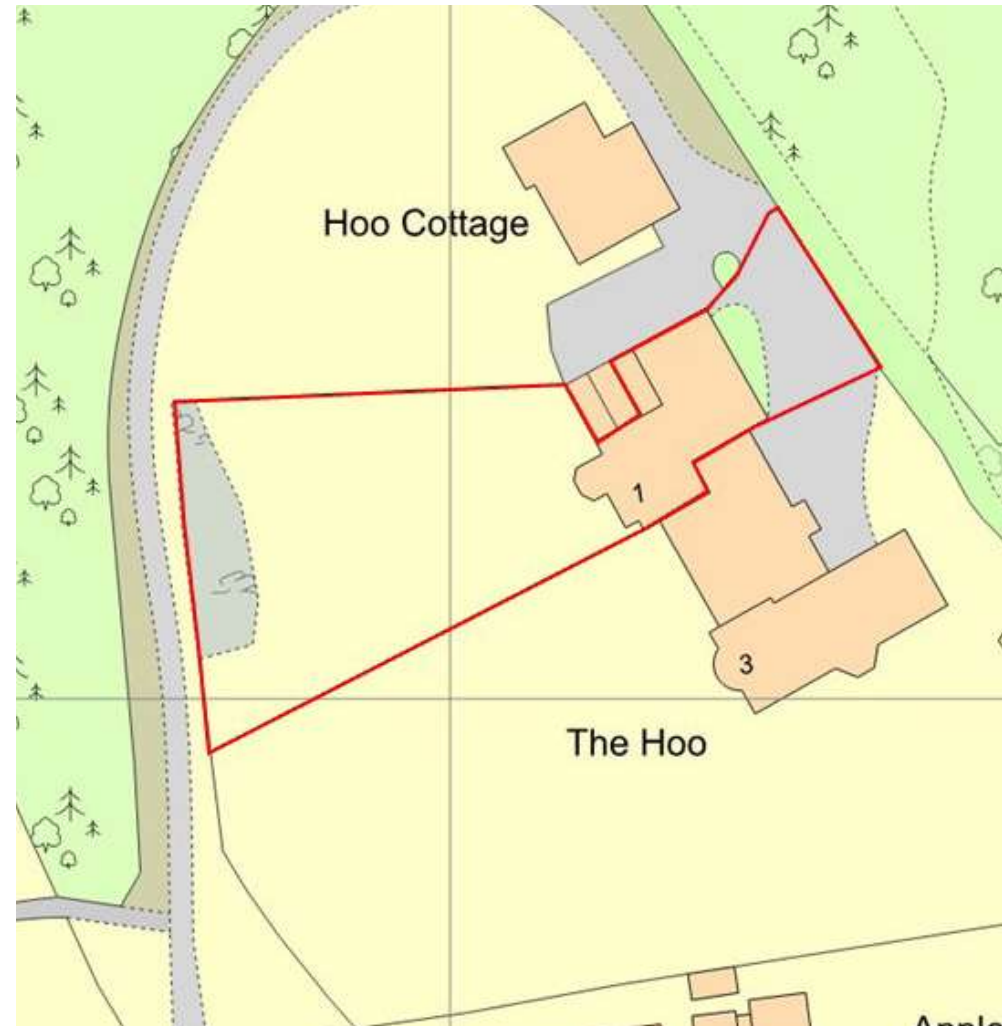
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**Directions:**

From Windermere, take the A591, Ambleside Road.

On the left-hand side, soon after the apartments at Mountain Ash court, is a turning for the Hoo Lane.

Continue up this lane, and at the fork at the end, choose the middle driveway which takes you to the House. Number 1 is on the right-hand side.



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& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Windermere office:**

Call us on 015394 44461

Ellerthwaite Square, Windermere LA22 9AW

windermeresales@hackney-leigh.co.uk

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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