



3 Cringlemire

Holbeck Lane, Windermere, LA23 1LY

Guide Price £725,000

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Holbeck Lane, Windermere

Dating back to the 1860's, the handsome Victorian residence, of which 3 Cringlemire forms part, was originally constructed for Henry Martin, a prominent Halifax industrialist. During the 1950s the property was divided into two principal residences, with No. 2 later being subdivided again to create three individual homes when 3 Cringlemire was formed in 1975 through the conversion of two former outbuildings and incorporation of part of the main house. A further extension was added in the 1980's, creating the spacious three-bedroom, one-reception, two-bathroom home seen today.

Occupying an exceptionally private setting, positioned well back from both Lake Windermere and the main road, the property has direct access to its own garden, to provide a peaceful environment.. Although now requiring modernisation, the property offers a rare opportunity to restore and enhance a home of genuine character while preserving its original features. Breathtaking panoramic views can be enjoyed from the house and garden across Lake Windermere and the surrounding Lakeland fells, with both northern and southern aspects creating an ever-changing backdrop throughout the seasons.

The property enjoys a superb, elevated position on Holbeck Lane, approximately midway between the sought-after villages of Windermere and Ambleside, within the heart of the Lake District National Park. From Windermere, follow the A591 towards Ambleside, where Holbeck Lane can be found between the Langdale Chase Hotel and Low Wood Bay Resort & Spa, signposted for Troutbeck. Continue along Holbeck Lane for approximately three-quarters of a mile, where the driveway to Cringlemire is located on the left-hand side. From its commanding hillside position, the property enjoys outstanding far-reaching views across Lake Windermere towards an impressive panorama of Lakeland peaks, including the Langdales, Coniston Old Man and many other iconic fells.



Accommodation

Entrance Corridor

The entrance corridor features Lakeland slate walls, retained from the original outbuildings, and houses the electricity meters. There is also a useful understairs washbasin.

Bedroom Two

A spacious double bedroom with direct access to the rear patio and an adjoining en-suite shower room.

En-Suite Shower Room

Comprising a WC, washbasin and shower with a built-in seating area.

Stairs rise to the first-floor landing.

First Floor Landing

Providing access to a second entrance porch leading out to the rear patio.

Study/Bedroom Three

Currently arranged as a study, this versatile single room enjoys spectacular views across Lake Windermere towards the Langdale Pikes and could also serve as a third bedroom.

Kitchen

Fitted with traditional wall and base units complemented by tiled worktops, the kitchen includes a stainless steel sink and drainer, built-in shelving and spaces for an oven, freestanding dishwasher, microwave and fridge.

Living/Dining Room

A bright dual-aspect room with two sets of patio doors opening onto the outside seating areas. A central chimney breast, complete with a multi-fuel stove, creates a natural divide between the kitchen and living/dining spaces while providing a cosy focal point.

Steps lead up to the second-floor landing.



Second Floor Landing

Providing access to the loft space.

Bedroom One

A generous double bedroom featuring a bay window that frames southerly views across Lake Windermere.

Utility Room

Offering plumbing for a washing machine and tumble dryer, together with additional storage and a worktop.

Bathroom

A characterful bathroom retaining its original Art Deco features, including mosaics and a beautiful stained-glass window with breathtaking views towards the Langdale Pikes. The suite comprises a WC, washbasin and bath.

Outside

The property benefits from a garden with three patio seating areas, perfectly positioned to enjoy the spectacular views across Windermere to the south and north, towards Wansfell and the Langdale Pikes. External Store in the eaves space (limited height) accessed via a hatch door off the patio.





Services

Mains water and electricity are connected. Private drainage to septic tank shared by the other two residences within Cringlemire. Electric heating.

Council Tax Band

C

Tenure

Freehold.

Broadband

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

What3Words

///showcase.nicely.feathers





Floor 0



Floor 1

Approximate total area⁽¹⁾
1198 ft²
111.4 m²

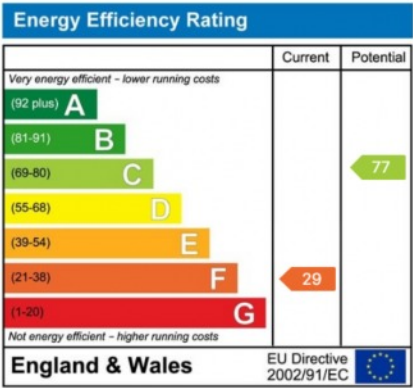
Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.