



Low Jock Scar
Selside | Kendal | The Lake District | LA8 9LE

LOW JOCK SCAR



Welcome to Low Jock Scar, Selside, Kendal, LA8 9LE

Stunning vistas in every direction, and set on the edge of the Lake District National Park, Low Jock Scar offers a rare and exciting opportunity to acquire a successful holiday let business and a lifestyle change.

With optional on-site owner's accommodation, this impressive estate comprises five individual properties, each with its own distinctive charm and character. Surrounded by beautifully landscaped gardens, a river and private woodland, the estate is nestled in a tranquil and picturesque setting. It offers a peaceful retreat while remaining conveniently located near the vibrant market town of Kendal and is within easy reach of the M6 motorway.

Low Jock Scar was once part of the Levens Hall Estate with the original farm house dating back to the 1600s. Over the years, previous owners have all had an impact on developing the estate and creating what has become a truly stunning and relaxing, rural retreat. The current owners, looking for a business that would provide a more relaxed lifestyle and work life balance, fell in love with the beautiful gardens and unique setting. Realizing that this was what they had been looking for, they gave up their lives in the fast lane and set about a new adventure.

The business has been transformed by the refurbishment of the previous owners' accommodation to provide an additional cottage with 4 ensuite bedrooms enabling the business to grow. Hot tubs were installed by the river and wood to enhance the experience for guests and a new three bedroom cottage, in its own unique setting, has enabled the current owners to realize their dream of a successful business and country living.

As the owners now look to retire, a new chapter awaits Low Jock Scar and an exciting opportunity awaits the future owners to realize their dream for country living and opportunities to grow and enhance the business further.







Location

Low Jock Scar enjoys a truly spectacular rural setting, with the vibrant communities of Selside and Skelsmergh close by. There are fabulous walks from the doorstep including, Alfred Wainwrights' Bannisdale Horseshoe. This delightful location is both quiet and picturesque yet conveniently situated just 10 minutes from the popular market town of Kendal.

Approximately four miles away, Kendal offers excellent transport connections, including rail links with direct services to London and Scotland, as well as easy access to the M6 at Junction 36, providing superb connectivity to the rest of the country. The town itself boasts a wide range of amenities, including a thriving high street with independent shops, supermarkets, leisure centres, an arts centre, and an excellent selection of pubs and restaurants.

In addition, the picturesque and bustling villages of Windermere and Bowness are just a 20-minute drive away, offering further amenities and access to the stunning scenery and attractions of the Lake District.

STEP INSIDE

Woodside

Woodside is the most recent addition to Low Jock Scar, a contemporary new build completed in 2020 and designed as a comfortable yet stylish family home. Finished to an exceptionally high standard throughout, the property benefits from underfloor heating across both floors, complemented by a modern air source heat pump for lower running costs. Generously proportioned living spaces are thoughtfully arranged to blend seamlessly with the surrounding natural landscape, creating a light, airy, and welcoming environment.

The ground floor comprises a spacious entrance hall leading to a versatile study or fourth bedroom, a cloakroom, a utility room, and a superb open-plan dining kitchen. The heart of this fabulous home is the inviting living room, complete with a wood-burning stove set on a slate hearth and bi-fold doors that open out onto the garden.

Upstairs, a bright and airy landing is accessed via an elegant staircase featuring engineered oak treads and sleek glass balustrades. The principal bedroom is a generous double and benefits from a walk-in wardrobe and a stylish, contemporary ensuite shower room. Two further double bedrooms provide ample space for family or guests, while the modern family bathroom is fitted with an attractive three-piece suite.

The outside space has been developed to provide a stunning and private garden and seating area with fabulous views into the wood and a pond.





Riverside Cottage

Riverside is one of the largest and most impressive properties on the Low Jock Scar estate, with 4 ensuite bedrooms, offering exceptionally spacious and beautifully presented accommodation ideal for families or larger groups. Designed for both relaxing and entertaining, the property features multiple inviting living areas, generous gardens, and a private hot tub for the ultimate countryside retreat experience.

This standout home combines comfort, space, and charm, making it an outstanding opportunity as a high-performing holiday let or a superb country residence for extended family living.

5* Guest Review: "A superb cottage with excellent facilities in a beautiful setting."





Butterfly Cottage

Butterfly Cottage is a beautifully presented detached home offering stylish, well-proportioned accommodation arranged over two floors. Designed with both comfort and practicality in mind, the property features a welcoming entrance hall, a superb open-plan living space ideal for modern living and entertaining, and three generous double bedrooms. Outside, the cottage is further enhanced by a private hot tub area, providing the perfect spot to relax and unwind while enjoying the peaceful and picturesque surroundings.

5* Guest Review: "Beautiful setting and a lovely, comfortable, warm cottage. It was perfect, especially the little touches!"





Tulip Cottage

Tulip Cottage is a charming one-bedroom traditional cottage with a cosy open plan living area, featuring a well-equipped kitchen area and a comfortable lounge space. An ideal place for couples or solo guests seeking a pleasant retreat within this beautiful estate.

5* Guest Review: "A memorable stay in a delightful location!"



Lily Cottage

Lily Cottage is another delightful one-bedroom traditional cottage, featuring a welcoming living room, a separate kitchen, and a generous double bedroom with an ensuite shower room. Patio doors open directly to the outdoors, creating a seamless connection with the surrounding countryside.

If you're enjoying a quiet morning coffee or returning after a day exploring, Lily Cottage offers a place where life naturally slows and the beauty of the setting can be fully appreciated.

5* Guest Review: "What a beautiful and cosy cottage. A great place to come and recharge the batteries."







Whether you are seeking a lifestyle change or a strategic investment, Low Jock Scar offers exceptional flexibility. Owners may choose to live in one of the properties while managing the holiday let business or alternatively let the properties on assured shorthold tenancies (subject to planning permission) to meet the growing demand for accommodation. As well as being bookable individually, the cottages can also be booked as a whole for large groups. The estate also features a dedicated on-site laundry room, providing an excellent operational base, and there is potential for further development, subject to the necessary planning permissions. This is more than just a business opportunity; it is a chance to create a rewarding future in a truly exceptional setting.

Step outside

The estate enjoys an exceptional degree of privacy, nestled in a peaceful and tranquil setting that feels a world away from the bustle of everyday life. Surrounded by beautifully maintained woodland-style gardens, the grounds create a sense of seclusion while offering a stunning natural backdrop. There is a charming wildlife pond, a rope swing, and inviting patio areas, perfect for relaxing, entertaining, or simply soaking up the gentle sounds of nature.

Bannisdale Beck meanders gracefully through the estate providing a picturesque feature, while the grounds afford captivating views across to Lamb How Fell, providing a grand countryside setting. The wildlife attracted by the woods and river is abundant and adds to the charm of the estate and mature, well stocked gardens. A communal BBQ seating area adds a social and convivial element, perfect for enjoying meals outdoors with friends and family.

For practicality, the main home also benefits from a well-positioned wood store and a large timber shed, ideal for storing garden equipment, outdoor gear, or hobby supplies. With its combination of natural beauty, thoughtful amenities, and functional outdoor spaces, this estate offers an idyllic rural lifestyle.







EPC Ratings	
Woodside	- B
Riverside	- C
Butterfly	- C
Tulip	- C
Lily	- C

FURTHER INFORMATION

On the road

Selside	1 mile
Kendal	6.4 miles
Burneside	5.8 miles
Windermere	12.7 miles
Manchester	80.7 miles

Transport links

M6 J36	15.6 miles
Oxenholme railway station	8.4 miles
Kendal railway station	6.3 miles
Manchester airport	90.2 miles
Liverpool airport	95.3 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

Rail Journeys

Based on approximate direct train journey durations from Lancaster train station. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere providing connections to Oxenholme station.



Guide price £ 1,600,000

Services

Oil fired central heating, septic tank drainage, main electricity and bore hole water. Except Woodside Cottage, Woodside cottage has an energy efficient air source heat pump and it's own independent sewerage treatment plant.

Directions

[what3words ///quantity.whistle.workroom](#)

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

Included in the sale

All items in Tulip, Riverside, Lily and Butterfly Cottage are included in the sale.

Westmorland and Furness Council

Westmorland and Furness Council – business rates are payable. Rateable Value of £7,000 (with effect from 01.04.26) with the standard multiplier of 54.6p/small business multiplier of 49.9p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

Council tax band – E (Woodside Cottage)

Tenure - Freehold

Places to visit

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.
Museums – Kendal Art Gallery and Tapestry Museum, 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.
Live theatres at The Victoria Wood in Bowness on Windermere and The Brewery in Kendal.
Cinemas at The Royalty, Bowness on Windermere and The Brewery in Kendal.
Sport and recreation

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Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club).
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.
Ulverston/Kendal Leisure Centre, Castle Green Hotel Leisure Centre and Spa, Kendal.
Golf clubs at Windermere, two in Kendal, Ulverston, Barrow in Furness, Grange over Sands.
The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston.
Kendal Climbing Wall.

Places to eat

Cumbria and the Lake District are a food lover's paradise, we were spoilt for choice in making our recommendations but here is a selection:

Informal dining, cafes and pubs

The Punch Bowl, Barrows Green
The Station Inn, Oxenholme
La Luna, The Brewery, Baba Ganoush and The Bakery at No.4, all in Kendal
The Royal Hotel, The Sun Inn, Avanti, No.9 and Botanica amongst many others in Kirkby Lonsdale
The Plough, Lupton
The Black Labrador, Underbarrow
The Punch Bowl, Crosthwaite
Hare & Hounds and Levens Kitchen at Levens Hall, both at Levens

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, Langdale Chase all in Windermere.
L'Enclume and Rogan and Co, Cartmel.
The Dog and Gun, Skelton.

Schools

Primary

Ghyllside Primary School, Kendal
Heron Hill Primary School, Kendal
Castle Park Primary School, Kendal
Selside Endowed C of E Primary School, Selside
Shap C of E Primary School, Shap
St Oswalds C of E Primary School, Burneside

Secondary

The Queen Katherine School, Kendal
Kirkbie Kendal School, Kendal

Further Education

Kendal College
Barrow in Furness Sixth Form College, Barrow
University of Cumbria (Ambleside and Carlisle campuses)
Lancaster University

Great walks nearby

The 214 Wainwrights fells described in Alfred Wainwright's "Pictorial Guide to the Lakeland Fells" all lie within the boundary of the National Park and all but one are over 1,000 feet in height.

Locally, many of Wainwright's outlying fells can be accessed from Kendal. E.g. Scout Scar, Potter Fell and Cunswick Scar or directly from the estate including all the fells in the Bannisdale Horseshoe. Close by is the Whinell Ridge and many of the higher fells from Longsleddale.

The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

The Cumbria Way, a linear 70 mile linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

The Dalesway, a 78.5 mile footpath from Bowness on Windermere to Ilkley in Yorkshire.

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 to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands and in the protected National Landscapes of Arnsdale and Silverdale



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We value the little things that make a home

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