



Elterwater Lodge
Elterwater | Ambleside | The Lake District | LA22 9LA

ELTERWATER LODGE









Welcome to Elterwater Lodge, Elterwater, Ambleside, LA22 9LA

Here is your opportunity to enjoy life in the heart of the beautiful Lake District. Ideal as a first or second home, or as an investment opportunity, Elterwater Lodge suits every requirement and is currently a highly successful holiday rental.

Set in generous gardens and grounds of c.2.42 acres, this detached house was built by the renowned Pattinson family and dates from the 1930s. Typical of the Pattinson architectural style, it offers light-filled and well-proportioned accommodation on two floors. The sheltered porch opens to a large, triple aspect sitting room, a breakfast kitchen partially open plan to the dining room with a big westerly picture window. Then there's a rear hall, cloakroom and boiler cupboard. From the first floor landing are three double bedrooms, all of which have an ensuite shower room, plus there is a house bathroom.

Upon arrival, the sweeping, gated driveway leads to ample parking provision. Surrounding gardens have low key landscaping to ensure they visually blend into the surrounding unspoilt countryside. Adjoining the gardens is a field, lovely for wild camping, making dens or encouraging dogs and children to burn off surplus energy.

There is a substantial wooden deck which is fabulous for wining and dining, enjoying the fresh air and being out in glorious nature. The views are paramount and take in fell tops above neighbouring fields and trees. Through the trees in wintertime, Elterwater Tarns are a vision of tranquility. There are two outbuildings, the first a super detached double garage with a storage floor above, the second being an all-purpose store.

Elterwater Lodge represents a great business opportunity; whether letting it part or full time, it has proved very popular and comes with a great track record. To enable the seamless transfer of the existing business, the property is being sold almost fully furnished with the advantage of advance bookings. It is let presently through Lakelovers (www.lakelovers.co.uk) and attracts a four-star rating.



Reviews on the Lakelovers' website speak for themselves:

"This was a lovely holiday home which had everything we needed. Idyllic views from every bedroom. The only neighbours are the local Herdwicks... There are many great walks from the property. Cathedral Cave is definitely worth a visit. Walking distance to The Britannia Inn where you get a warm welcome and great food... We would certainly visit again as so much more of this area of The Lakes to explore."

"This was our second stay and as good as the first. House was lovely and warm when we arrived which is always nice. It's comfortable, very well appointed and short of nothing. Love that the bedrooms are all en-suite and the views are just stunning. We'll be back!"

"Elterwater Lodge is the best holiday cottage we've ever stayed in! The house is finished to a high spec and feels warm and luxurious. All bedrooms are very comfortable with en-suites and TVs. Lovely big, enclosed garden with balcony and rattan furniture to the rear. Easily walkable to the Eltermere Inn, Britannia Inn, Three Shires Inn and Wainwrights Inn with beautiful scenery along the way. We would love to return here again one day."

"Despite being frequent visitors to The Lakes, this is the first time we have stayed at Elterwater Lodge. If you're looking to stay somewhere to chill out after a day's walking, this is the place for you. Beautifully presented and clean, it sits in its own grounds surrounded by nothing but beautiful views in whichever direction you look."

"We stay in Langdale/Elterwater around 3 to 4 times each year but have never stayed in such a lovely and idyllic house. It is situated in the perfect area and the property has all the mod cons. We have already recommended it to our family and friends. We shall book again."











Location

This location is very special being just over half a mile from the centre of Elterwater, so even on the busiest of days in the height of the season, Elterwater Lodge maintains its quiet and peaceful rural setting within unspoilt, verdant surroundings, a true escape.

This particular jewel of Lake District heaven offers the outdoor enthusiast unrivalled access to wonderful countryside so whether you like to potter, ramble, run, hike, climb or cycle, there is a seemingly endless number of routes and destinations for you to explore from this exceptionally central spot.

For holiday letting it's a winning location, however if you're looking to keep it all to yourselves and live here full or part time then Elterwater Lodge is an almost unique choice. There are schools, a shop (a Co-op at Chapel Stile), restaurants, pubs and cafes all within either walking distance or a short drive away and for the 'big weekly shop' and more general shopping then supermarkets and online retailers readily deliver - living in the depths of the countryside doesn't mean being cut off from modern comforts! Rural it may be, isolated it most certainly is not.

Whilst access by car is no doubt most convenient and popular, buses run out of Elterwater with services to Windermere where there is a branch line railway station having connections to Oxenholme on the main west coast line.



STEP INSIDE

Elterwater Lodge was purchased in 2015, remodelled and thoroughly upgraded with future holiday letting use firmly in mind. As such it works incredibly well but equally could accommodate full time living with its generously sized rooms that, thanks to the excellent provision of large windows which capture the fabulous views, is both bright and airy. The overall feeling is welcoming, inviting and friendly, due to the combination of the period of the architecture, the choice of fixtures, soft furnishings and the overall presentation.

The comprehensive schedule of work included new bespoke, wooden double-glazed windows, all electrics and plumbing installations were replaced and every wall was plaster-boarded and skimmed. Kitchen fittings were replaced and the first floor layout was re-designed to provide three ensuite bedrooms all with modern shower suites. The multi-fuel stove was added as was a new central heating system (the boiler was replaced again in October 2024) with HIVE controls for remote operation (the ground and first floors are independently zoned). Internal doors are modern in style with an oak finish and there is a Smart TV in every room.

From wherever you are in the house there are good views to be enjoyed, but those from the first floor really take some beating as they are elevated above the tree line to the fells.

A tour of the accommodation starts from a porch entrance through into the sitting room, which is a large room with an impressive triple aspect having window seats and super views. The dining room and kitchen are partially open plan creating a sociable flow. To the right is the dining room having a dual aspect, including a large picture window. The kitchen area also offers room for informal dining with a fitted high-level oak block table with stools; perfect for breakfast, teatime with the children or drinks and nibbles as dinner cooks. Timeless cream panel doors front the cabinets with oak block worktops and a double pot sink creating a classic country look. The rear hall provides a direct route out to the rear deck, handy for transporting supplies from the kitchen. Off the hall is a combined laundry and downstairs loo and a boiler cupboard provides valuable storage space for housekeeping essentials, as does the under stairs cupboard.

Rising to the first floor landing, the bedrooms are all of a good size, lovely and light with far reaching Lakeland views and all are dual aspect. All three bedrooms have the comfort of an ensuite shower room. Completing the picture on the first floor is a house bathroom with fell views.

Contemporary tiles with the appearance of floorboards have been laid in the kitchen, bathroom and shower rooms. The sitting and dining rooms, the landing and all three bedrooms are carpeted.











STEP OUTSIDE

Free of streetlight pollution, the nights are dark and can be magically starry. It's wonderfully quiet, tranquil and restful with just one neighbour (a private second home where the facing windows are all storage areas enabling Elterwater Lodge to maintain privacy). Beyond your own field is farming land; from the house and garden you can watch the grazing sheep and (if you're very quiet) spot deer as they elegantly pass. The setting is open so in the summer months the house enjoys sun on the deck until early evening – perfect for a long leisurely barbecue.

The drive is gated and leads down passing the top field where in springtime bluebells have naturalized. There's a large area for parking ready to accommodate family, friends or holidaymakers. Garden areas have been purposefully kept unfussy and are therefore relatively low maintenance and do not distract visually from all the surrounding natural beauty. A stream runs through the garden and feeds a small pond.



When it comes to sitting out there is a garden shelter with four stone pillars under a cedar clad roof. Add some fairy lights and you've a delightful venue for a summer evening supper party. There is also a large, raised deck leading out from the house, perfect for outside dining and a glass of something chilled in the evening after a day's exploring and adventuring. Beyond the fenced garden is a field, included in the sale and currently let informally to a local farmer for grazing. It adds great amenity value to Elterwater Lodge to enable you to fully embrace country living – keep chickens or a few sheep, let dogs run around, children camp and make dens. It's a terrific addition to the house.

The detached double garage has potential for alternative uses (subject to the necessary consents) and currently offers space for two cars with a pair of wooden doors and ladder access to the storage floor above. There is power and light. External lighting operates on sensors.

In total around 2.42 acres.



Elterwater Lodge

Approximate Gross Internal Area : 149.71 sq m / 1611.46 sq ft

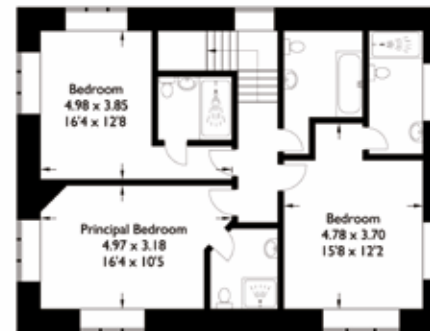
Outbuilding : 31.91 sq m / 343.47 sq ft

Workshop : 28.12 sq m / 302.68 sq ft

Total : 209.74 sq m / 2257.62 sq ft



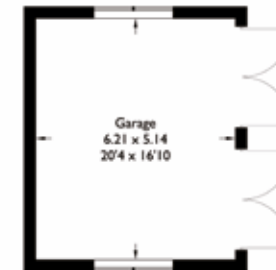
Ground Floor



First Floor



Workshop



Outbuilding

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p>			
A	(91-100)		
B	(81-90)		
C	(71-80)		
D	(61-70)		
E	(51-60)		
F	(41-50)	31	
G	(31-40)		
<p>Not energy efficient - higher running costs</p>			
England & Wales		EU Directive 2002/91/EC	

FURTHER INFORMATION

On the road

Ambleside	4.5 miles
Coniston	5 miles
Hawkshead	5.7 miles
Grasmere	8.6 miles
Bowness on Windermere	9.6 miles
Kendal	17 miles
Keswick	20.9 miles

Transport links

Oxenholme (railway station)	20.5 miles
M6 J36	23.6 miles
Manchester airport	98.5 miles
Liverpool airport	104 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.

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 reconnect.decide.barman

Use Sat Nav **LA12 9LA** with reference to the directions below:

From Ambleside head out on the A593 over Rothay Bridge signposted Coniston and Langdale, continue on this road and turn right just before The Skelwith Bridge Hotel. Follow the B5343 to Langdale, after crossing the cattle grid onto Elterwater Common turn left immediately before the Langdale Hotel and Spa as signposted for Elterwater/Little Langdale. Drive through the village, passing The Eltermere Inn on the left and continue on the lane. So that you have an idea of distance, from the middle of the village (outside the Britannia Inn) it is c.0.6 miles until you will see a pair of entrances on the left. Elterwater Lodge is the first drive.

Schools

Primary

Great Langdale CoE Primary School
Ambleside CoE Primary School
Grasmere School

Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)
John Ruskin School, Coniston (11 – 16 years)
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster University

Internet Speed

Broadband

The property benefits from Starlink Internet connectivity with speeds of 240 Mbps download and for uploading 50 Mbps.

Standard speeds potentially available from Openreach of 20 Mbps download and for uploading 1 Mbps.

Mobile

Indoor: EE, Three, O2 and Vodafone are reported as not providing any services.

Outdoor: EE and Vodafone are reported as providing 'limited' services for both Voice and Data. Three and O2 are reported as providing 'likely' Voice services and 'limited' Data services.

Broadband and mobile information provided by Ofcom.

Included in the sale

To enable the seamless continuation of the business, the property is being sold fully furnished except for the table, chairs and the dresser in the dining room.

Starlink Internet connectivity is included in the sale

Local leisure activities

Things to do

Whatever the weather, the Lake District has a vast array of attractions to entertain the whole family: National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck. Brockhole on Windermere, the Lake District National Park Authority's visitor centre Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere Jetty Museum, Windermere Live theatre at The Old Laundry in Bowness on Windermere, Theatre by the Lake in Keswick and The Brewery in Kendal Cinemas and live music at Zeffirellis and Fellinis, both at Ambleside and The Brewery in Kendal Classical and contemporary music concerts at Yewfield, Hawkshead Hill Grizedale Forest hosts events, music and arts

Sport and recreation

The Langdale Hotel and Spa – pool, hot tub, steam room, treatments and classes with membership available Langdale Village Hall hosts classes and groups Langdale Bowling Club Wild swimming in lakes and tarns Sailing on Windermere, Coniston and Ullswater Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as Go Ape tree top courses Golf courses at Windermere, Crook, Grange over Sands, Keswick and Kendal

Places to eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion and budget.

Informal dining, cafes and pubs

Lanty Slee, The Britannia Inn, The Eltermere Inn, Slates Coffee and Kitchen, all in Elterwater The Langdale Hotel – a choice of restaurant, pub and deli Chesters by the River and The Talbot, Skelwith Bridge The Drunken Duck Inn, Bargates, Ambleside The Outgate Inn, Outgate Zeffirellis, Fellinis, Force café, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside The Yan at Broadrayne, The Jumble Room, Mathilde's Café and The Swan, all in Grasmere

Special occasions

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere Forest Side Hotel, Grasmere

Great walks nearby

There's no need to get in the car, from the front door you can walk to Little Langdale, round Tarn Howes or off road to Coniston for a spot of lunch. If you want to spend your days exploring the valleys and fells then try nearby Lingmoor, Black Fell, Loughrigg, Silverhowe and The Old Man of Coniston or you could head over to Great Langdale if you seek the higher peaks. There is an endless variety of routes for every age and ability straight from the door, whether you have the luxury of an all-day exploration or just a precious hour.

Services

Mains electricity.

LPG fired central heating to radiators from an Alpha boiler. The bathroom, shower room and cloakroom all have heated towel rails.

Private drainage to a sole use tank located within the garden.

Private water supply from a borehole located within the garden. The supply is shared with the next door property, Carr Howes. The outhouse contains the filtration system and a 3000l holding tank.

EV charging point.

Guide price £1,500,000

Westmorland and Furness Council:
Council Tax band F

Tenure
Freehold

Please note

Trading accounts will be available to genuine parties after viewing.

The vendors have an application pending to change to Business Rates.



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.

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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 and 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

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

