

Holbeck Ghyll, Windermere



Strutt
& Parker

Land and property. Since 1885.



14,473 sq ft (1,345 sq m) | 5 reception rooms | 24 ensuite bedrooms
2,006 sq ft kitchen | Outside parking | 8 acres | Freehold | Rural

Guide price £8,500,000



An exquisite boutique hotel with an award-winning restaurant, beautifully presented guest accommodation and exceptional development potential, set in an enchanting Lake District location overlooking majestic Lake Windermere.

The property

Holbeck Ghyll is an exceptional and highly acclaimed country house hotel, set in a beautiful Lake District position with breathtaking views across Lake Windermere. Offering 23 beautifully appointed bedrooms and suites in its magnificent, characterful main house, the hotel also includes five further annexes, cottages and lodges, providing additional flexible accommodation to meet the requirements of guests and staff members. A particularly compelling feature is the estate's substantial development potential, with a range of extant planning consents offering exciting opportunities to further enhance and expand this remarkable hospitality destination.

The main house features a sprawling layout with a welcoming reception area, a bar and various handsomely appointed reception and dining rooms from which guests can take in the sweeping views and sample food from the award-winning restaurant. These include The Oak Room and two formal reception rooms, all with tall bay windows taking in Windemere views, and the peaceful Terrace Room, which opens to the sunny patio area. Facilities also include an office space and world-class kitchen facilities, which have helped to make the hotel a renowned dining destination.

Arranged across the first and second floors are beautifully appointed guest bedrooms and suites, all with en suite facilities and thoughtfully designed for comfort and relaxation. Among them is the outstanding Lord Lonsdale Suite, featuring elegant, panelled walls, a spacious bedroom, a luxurious contemporary bathroom and a private decked balcony enjoying magnificent lake views.

Additional accommodation includes Applegarth, Ghyllside Cottage, Mere Suites, Overbeck and The Lodges, which also includes the Seagrave Conference Facility, making an ideal destination for business meetings and formal events.

The hotel and outbuildings are set within enchanting gardens and grounds, with exceptional views across the Lake District landscape, taking in Windemere and the surrounding fells and forests. There are terraces for al fresco dining and expertly landscaped gardens, including rolling lawns and a wealth of well-tended trees, shrubs and hedgerows, all providing the perfect backdrop to the house and memorable views for guests to take in.







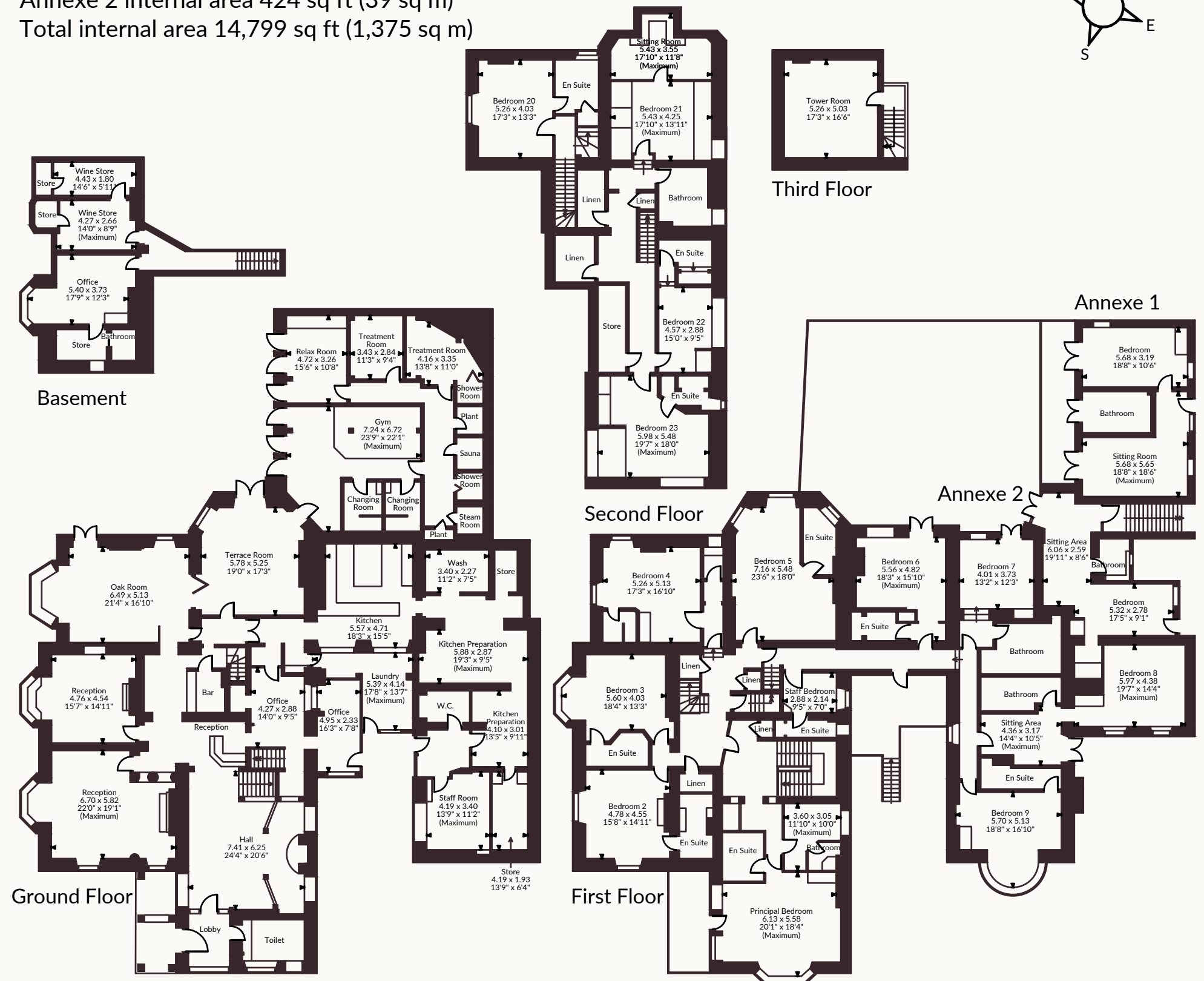
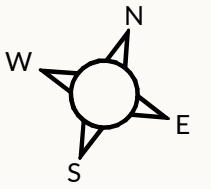
Holbeck Ghyll, Windermere

Main House internal area 13,817 sq ft (1,284 sq m)

Annexe 1 internal area 558 sq ft (52 sq m)

Annexe 2 internal area 424 sq ft (39 sq m)

Total internal area 14,799 sq ft (1,375 sq m)

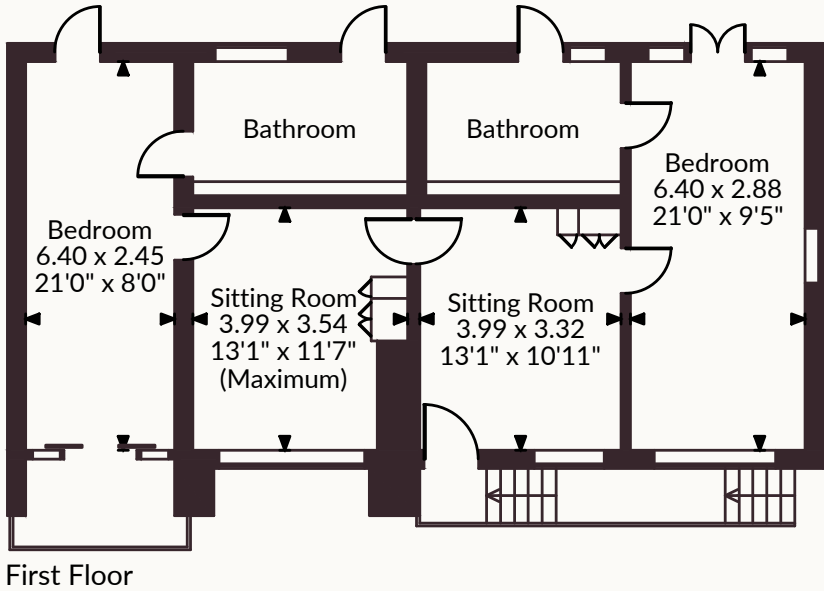
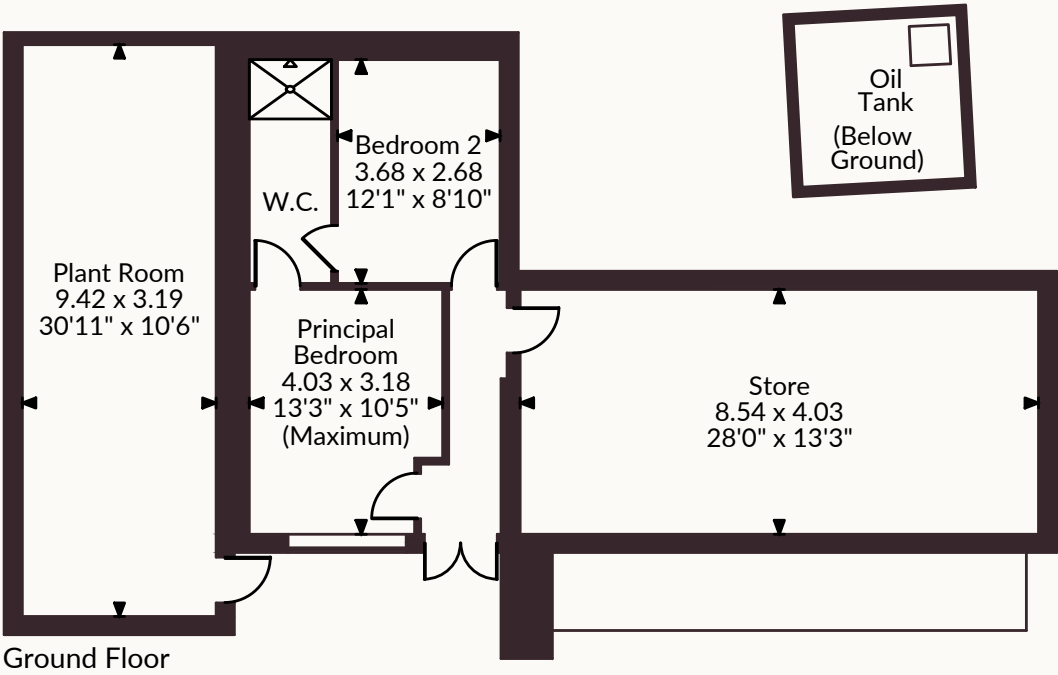


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697435/SS

Mere Suites, Holbeck Ghyll, Windermere
Main House internal area 1,617 sq ft (150 sq m)
Outbuilding internal area 323 sq ft (30 sq m)
Total internal area 1,940 sq ft (180 sq m)
Quoted Area Excludes 'External Oil Tank'



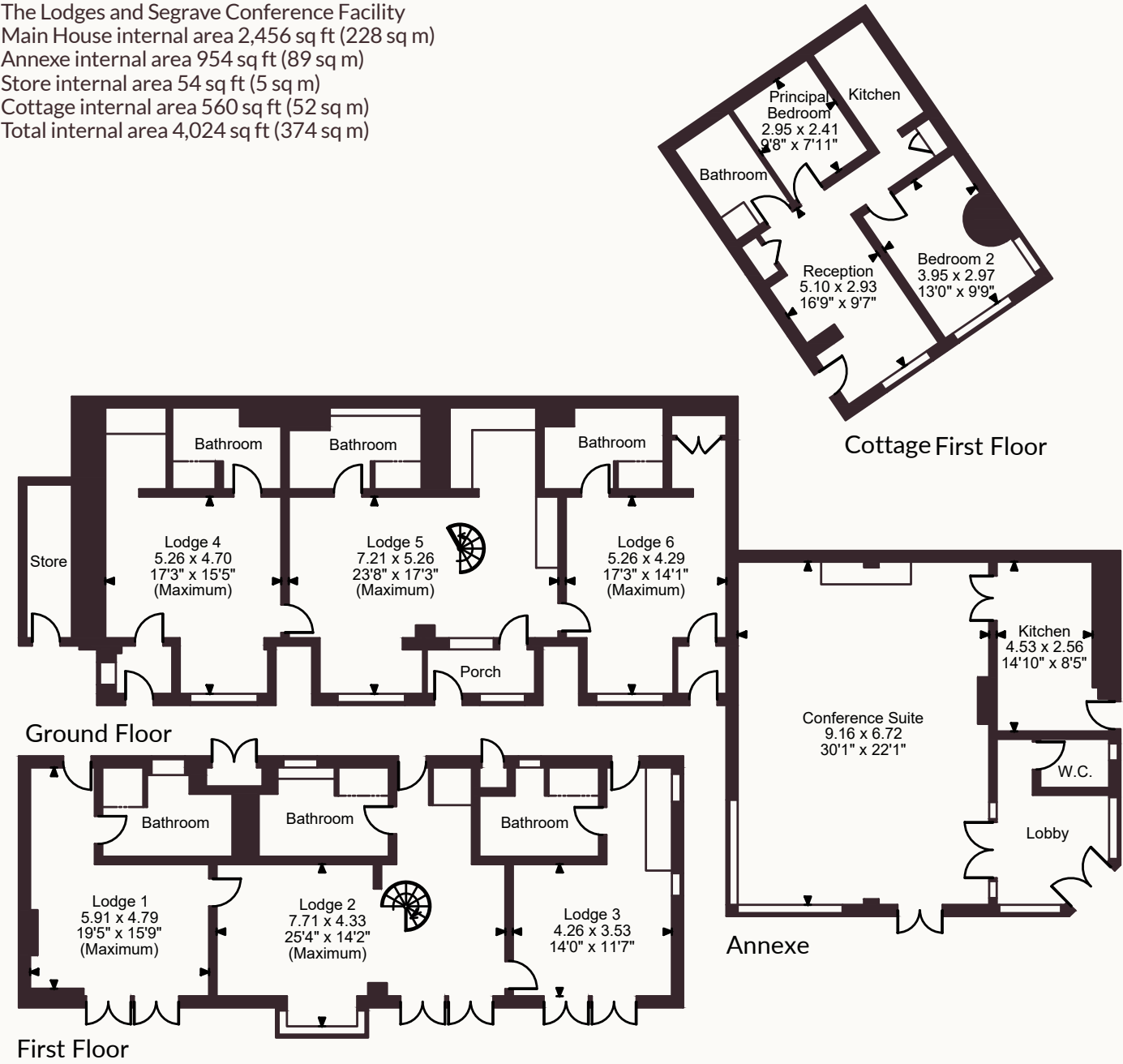
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697439/SS

Location
The hotel is situated in a picturesque position on the eastern hillside above Windermere, set within the Lake District National Park with spectacular views across England's largest lake and the surrounding fells. The lively town of Bowness-on-Windermere, 4 miles away, offers a wide range of shops, restaurants, cafés, pubs and lakeside leisure facilities, including Windermere Lake Cruises. The town of Windermere provides further everyday amenities, including a supermarket, a medical practice and independent shops. Schooling in the area includes several primary schools in Windermere and secondary education at The Lakes School in Troutbeck Bridge, along with the independent Windermere School. The A591 provides swift road access towards Ambleside, Kendal and the M6 at Junction 36, while Windermere station offers regular rail services to Oxenholme, connecting to the West Coast Main Line for services to Manchester and London Euston.

Postcode region: LA23

General
Local authority: Westmorland & Furness
Services: Private, gas, water and drainage (TBC).
Private Leased line 2Gbps Fibre.
Council Tax: TBA
EPC rating: TBA
Tenure: Freehold

The Lodges and Segrave Conference Facility
Main House internal area 2,456 sq ft (228 sq m)
Annexe internal area 954 sq ft (89 sq m)
Store internal area 54 sq ft (5 sq m)
Cottage internal area 560 sq ft (52 sq m)
Total internal area 4,024 sq ft (374 sq m)

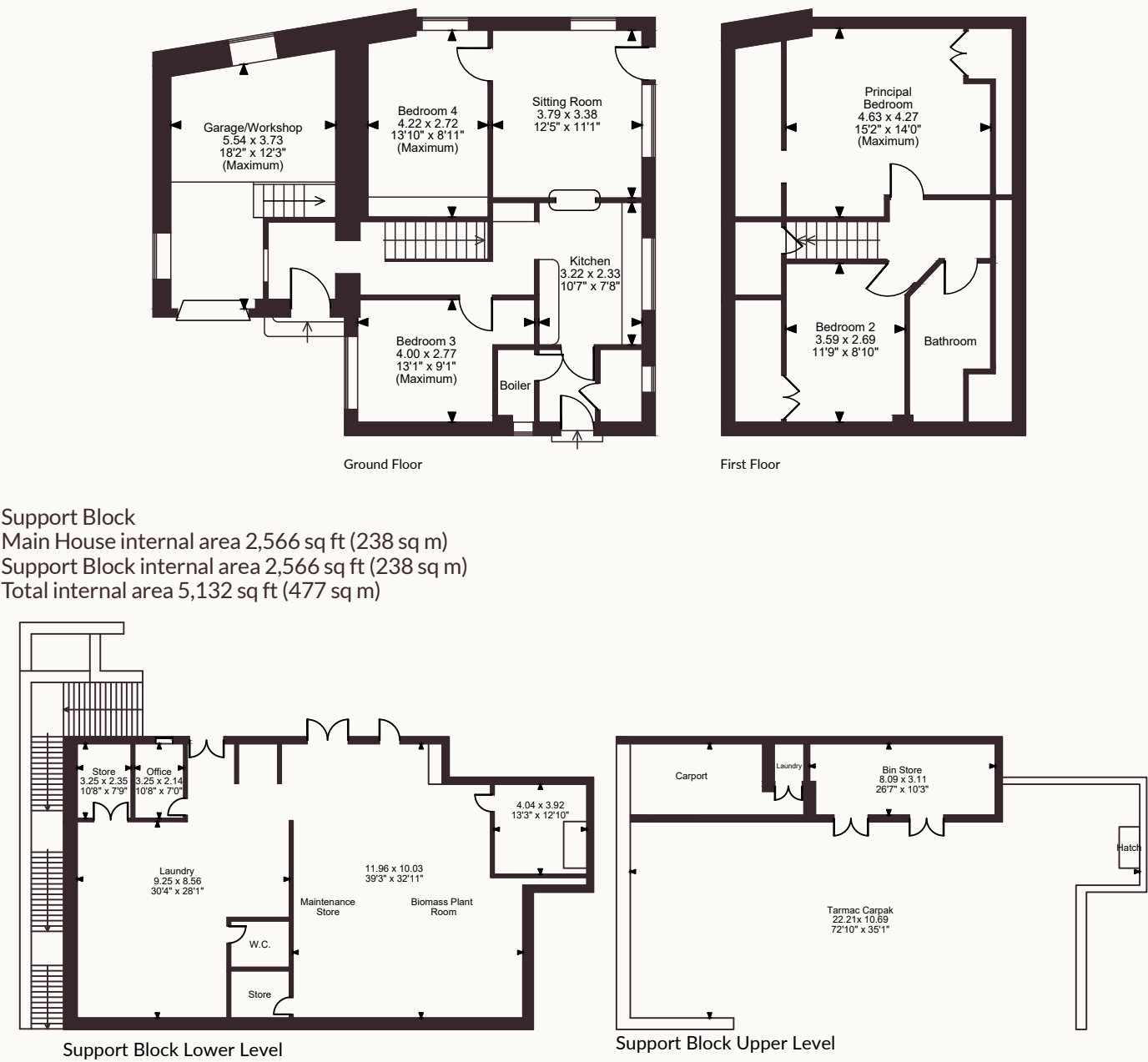


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

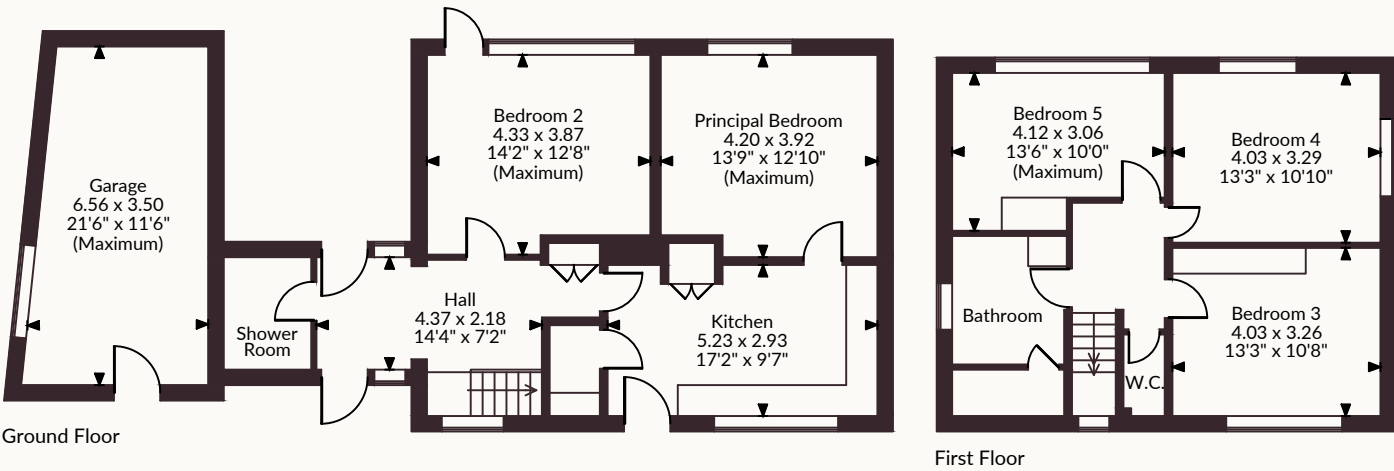
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697442/SS



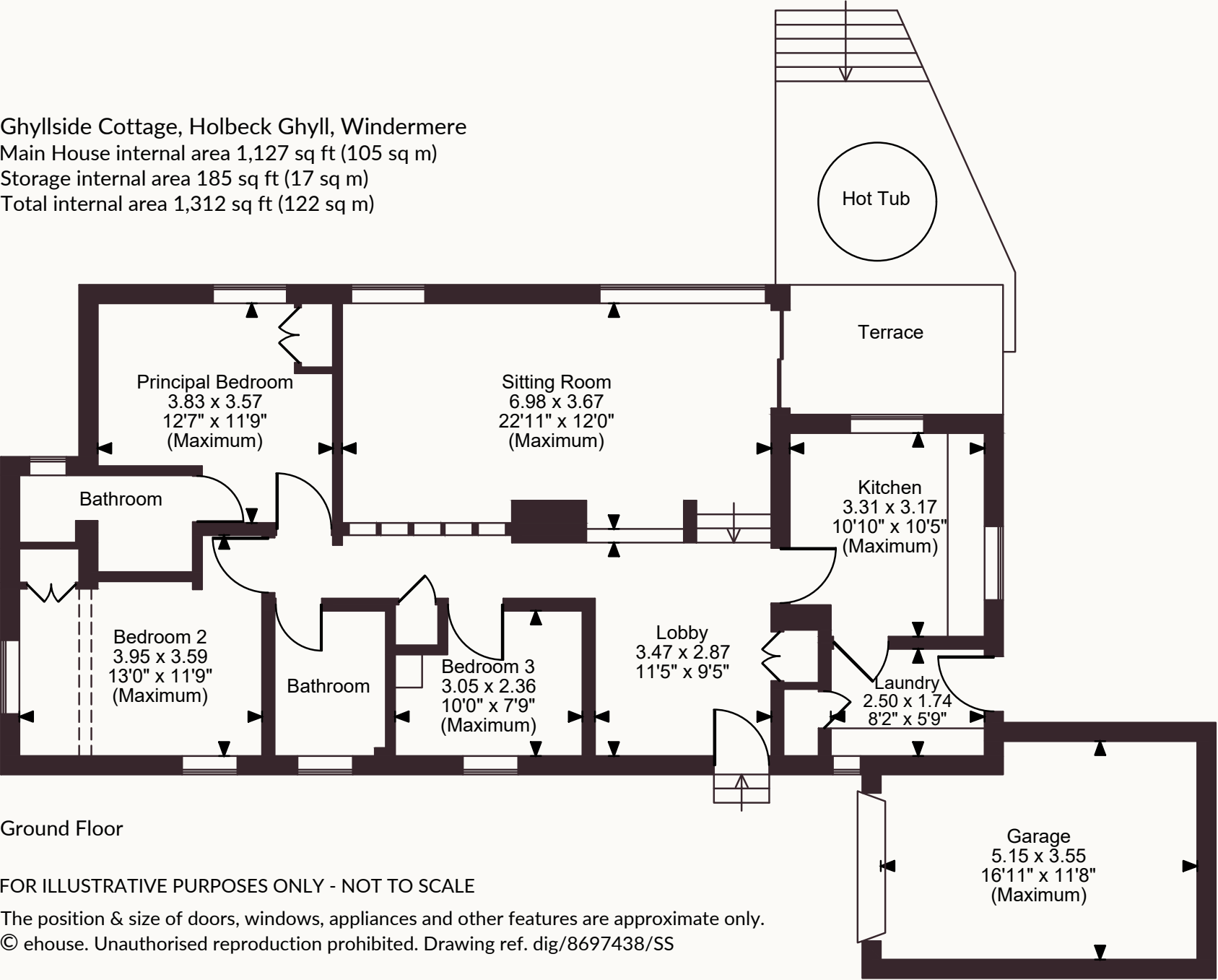
Applegarth
Main House Internal area 1,048 sq ft (97 sq m)
Garage/Workshop area 182 sq ft (17 sq m)
Total Internal area 1,230 sq ft (114 sq m)



Overbeck
Main House internal area 1,344 sq ft (125 sq m)
Garage internal area 232 sq ft (22 sq m)
Total internal area 1,576 sq ft (146 sq m)



Ghyllside Cottage, Holbeck Ghyll, Windermere
Main House internal area 1,127 sq ft (105 sq m)
Storage internal area 185 sq ft (17 sq m)
Total internal area 1,312 sq ft (122 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697438/SS



National Country House Department
43 Cadogan Street, London, SW3 2PR
020 7591 2213 | london@struttandparker.com

 @struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template design by Cotality. Photographs taken July 2026. Particulars prepared July 2026.



Strutt
& Parker

Land and property. Since 1885.