



ORMATHWAITE
Hall





Amazing views, a treasure trove of secret gardens and a private 'old laundry' bar all come as part and parcel of the legacy of Ormathwaite Hall: a home dating back to the 16th century, filled with nooks and crannies and striking historical features.



“It’s hidden, it’s peaceful, it’s private. The ultimate getaway and ideal for being out of public view.”



STEEPED IN HISTORY



Set beneath the misty majesty of Skiddaw’s ‘rugged forehead’, just north of Keswick and tucked beyond view along a quiet country lane, passing through woodland and alongside the running waters of Burr Ghyll. Arrive through a robust and hand-forged gate where you will find an abundance of parking. The whitewashed and lordly features of Ormathwaite Hall, its stately lawn and its far-reaching views to Latrigg and the Borrowdale fells are a breathtaking sight to behold.



GRAND ENTRANCE

Grand Doric pillars stand sentry beneath a stately stone pediment as double doors open into an impressively warm and welcoming entrance hall.

Once home to the famous scientist and doctor William Brownrigg, the walls of Ormathwaite were once hung with the artwork of lauded masters such as Raphael...

Step inside, onto the original stone floor and take in your bright, light surroundings as the entrance hall opens up ahead.

Centre stage, the wide, oak stairs with low risers - designed to enable the ladies of the 18th century to descend elegantly in their ball gowns - lead up to a bright half level landing window.

Cast your eye to the stone fireplace with its brass canopy and the deep window seats overlooking the formal front lawn.

Take the doorway to the right into an inner Hall, leading to the working wing of the house, which was the original 17th century kitchen.



COUNTRY KITCHEN

“We’ve kept the historical elements, it’s quite an eclectic feel.”



Step into the footsteps of your forebears and into the warmth of this traditional country kitchen. Curving into the corner, is a comfortable breakfasting area, set beneath pelmet-topped windows, still fitted with their original wooden shutters, still in working condition. Sending warmth and cheer out is a modern double Aga, “the best cooking facility there is”, drawing family and friends into the heart of the home through its comforting ambience. Space too for a conventional oven, fridge and dishwasher. Plenty of drawer and cupboard space for pots and pans; there is even the original airer suspended above the island.



Note the antique oak cupboards, protected under the listed status of the building. Decorated in cheerful Farrow and Ball tones, and a country tiled floor, this rustic kitchen embodies the essence of family and togetherness. Step through, past the rear internal porch and its unique listed window, to sneak a peek at the pantry on the left, fitted with its original stone shelves. So cool, designed away from the sun, this is a functional room that also houses a large freezer. Throughout Ormathwaite Hall, bespoke original cupboards line the walls to supply plentiful storage.



“We have met the granddaughter of the maid from the early 19th century - the maid always talked about her life at Ormathwaite with great affection”

CHARMING

Take the service staircase up to the first floor to the former maid's dainty bedroom, with its inviting deep window and understated charm. Open the adjoining door through to the housekeeper's bedroom and nursery. Note the wooden door handles signifying the servant's section of the home. Spacious and filled with light, overlooking the garden to the rear, characterful cupboards and an original fireplace add to the living memory of this room. Sneak a peek through to the old laundry room, now a convenient and spacious shower room.

Return down the antique staircase and along the hallway, through a transom-topped doorway on the left into the former housekeeper's sitting room; now a grand study. Shuttered windows, a fireplace and original oak cupboards add antiquated charm, but the focal point is the enormous ancient safe hidden away within! A substantial cellar is nestled off the hallway, on the right, grand enough to accommodate a wine collection and a bio-mass boiler in its two subsections. Dry and spacious there are plenty of nooks in which to stash your caches of toys, luggage and Christmas decorations.





RICH & REGAL

Continue on, beneath the exposed beams of the imposing entrance hall and into the inviting sitting room.

Relax and unwind in front of the roaring log burner within an original setting. A sunny, cosy space in the winter time; bright and airy in summer, admire the traditional picture rail, or better yet soak up the views of Borrowdale through one of the three sash windows.

“Our home’s best feature is its unique location, sunny all day long with stunning views from the garden and totally private. No-one ever wants to leave!”





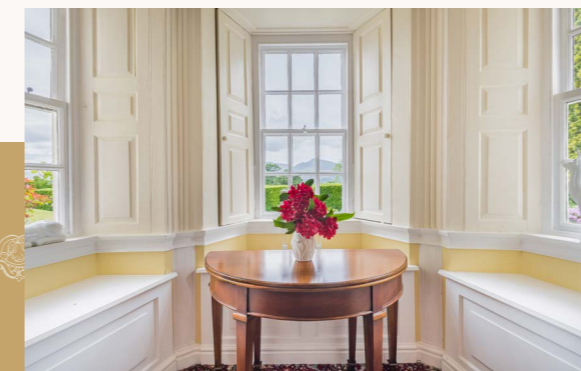
Feast in style in the formal dining room, brimming in light that streams in through tall windows. The bright sunny spaces that feature throughout Ormathwaite Hall are no happy coincidence; when originally designed in the 16th century, the building was built to face the sun on three sides.

Fine drapery adorns the multiple windows, beyond which views of Borrowdale and Causey Pike can be beheld. A grand room, well-used for family occasions. Window seats line the huge bay window, with carved woodwork in the style of Grinling Gibbons.

Utterly unique, the striking Art Deco tiles in the downstairs cloakroom (fitted with traditional-recreation wash basin and WC) are a guaranteed talking point amongst guests.



FAMILY, FRIENDS & FOOD



A doorway leads out to the patio garden, perfect for family dining in the summertime. Keep guests' thirsts well quenched in style, serving up cocktails from the built-in butler's cupboard in the hallway just outside the dining room.



"I wake up to watch the sunrise over Latrigg."



SOFTLY ELEGANT

Take the low-rise staircase up, glimpsing Skiddaw from the window on the half landing, before reaching the landing.

Head left and step through to the blue bedroom; capable of accommodating a king-size bed, this room is currently used as the master by the owners. Quaint features include a fireplace and original cupboards. Peaceful, light and airy in summer, cosy and warm in winter, but the true beauty of this bedroom is its impressive views of the surrounding mountains.

Beneath the curve of an archway, continue on to the pink bedroom, its entrance topped by a light-funnelling transom window. In here, three large windows look out to Latrigg and the countryside. More built-in cupboards, window seats and an original fireplace continue the characterful feel.





SWEET SLUMBER

From the landing, take a couple of steps up to reach the first of two four-poster bedrooms, this one offering panoramic views towards Derwentwater in the distance and Lattig. In addition to an ornate fireplace and wardrobe, this bedroom contains a handy en-suite shower room with LED mirror, traditional wash basin and WC.

Showcasing more listed Art Deco tiles is the bright and refreshing bathroom. Dip into the past with a soak in the authentic 1920's bath, with the added contemporary touch of an overhead drench shower. The original bell-push for servant assistance exists now only in ornamental fashion.



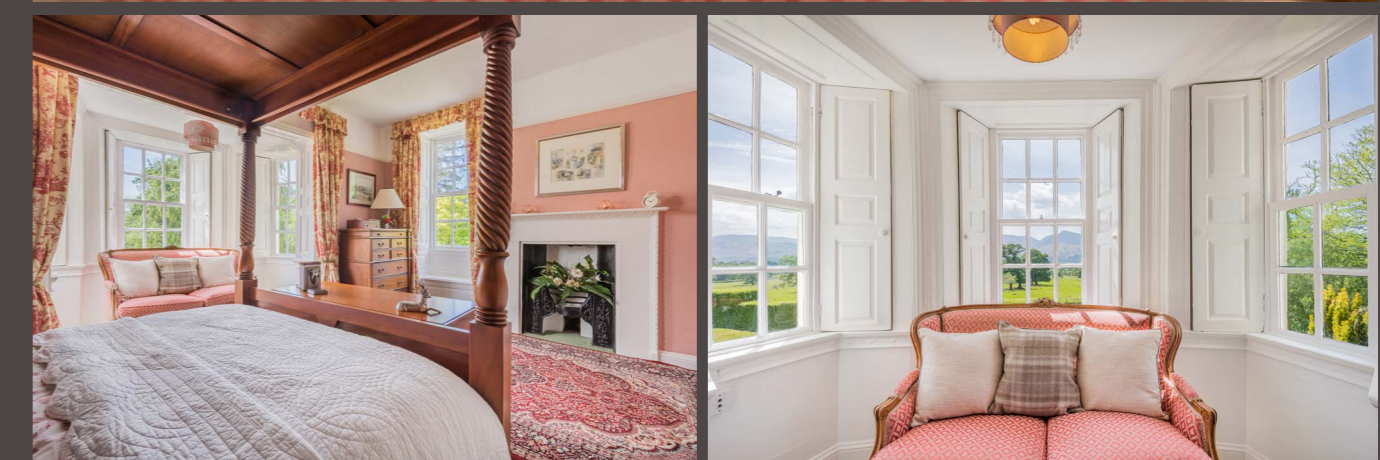


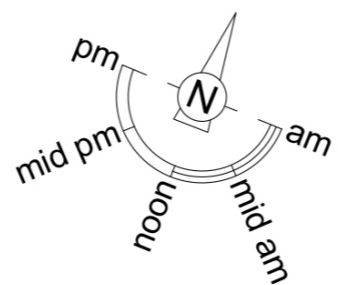
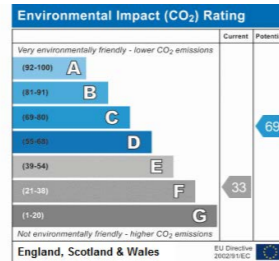
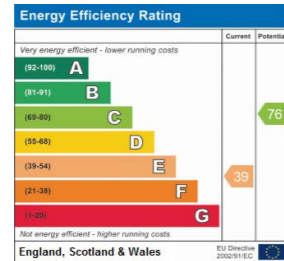
A ROOM WITH A VIEW

Up another few steps lies another four-poster bedroom, sublimely set with panoramic views from its bay windows over towards Borrowdale and Derwentwater this is such a bright and soothing space.

Sneak a peek at the en-suite bathroom with bath and shower in addition to wash basin and WC.

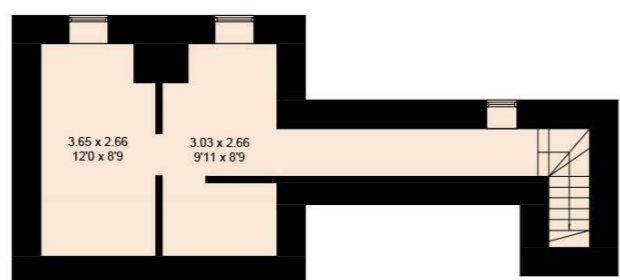
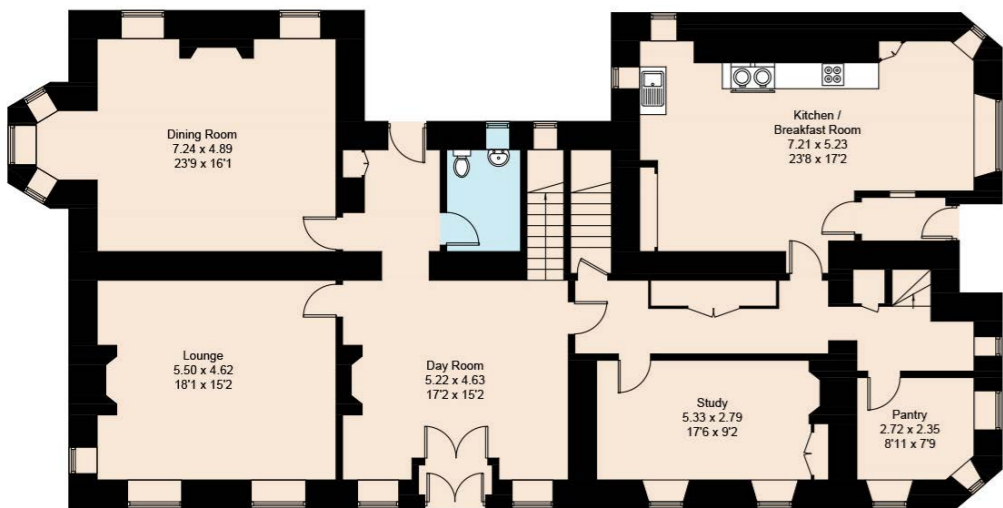
A further WC completes this upper floor, original and with its wooden seat, antiquity at its finest.



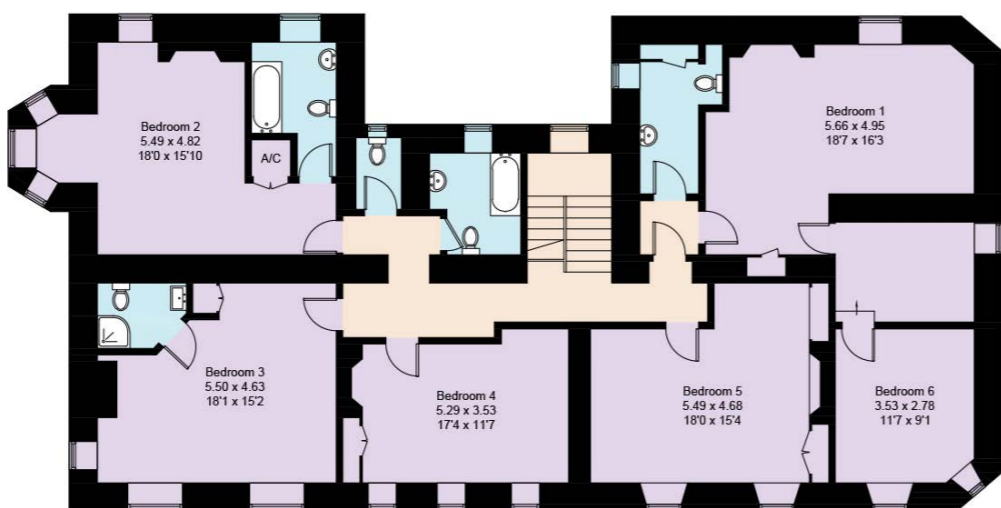


A home most magical and enchanting, you can't help but fall in love with it. A piece of Lake District history and undoubtedly one of the most beautiful places to live, are you ready to take on the privileged position as custodian to Ormathwaite Hall?

Ground Floor



First Floor



Approximate Gross Internal Area = 375 sq m / 4036 sq ft
 Coach House = 160.9 sq m / 1732 sq ft
 Outbuilding = 77 sq m / 829 sq ft
 Cellar = 36.2 sq m / 390 sq ft
 Total = 649.2 sq m / 6988 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID640981)

FINER DETAILS

- Grade 2 Listed
- 6 bedrooms and 4 bathrooms
- Dates back to 16th century
- Benjamin Franklin once visited and stayed in the Hall in the 1700's
 - Large kitchen island
 - Oil Aga
 - Pantry room
 - Original fireplace in the living room
- Listed original Art Deco tiles in the W/C and family bathroom upstairs
 - Original windows and shutters
 - Oil fired heating
 - Mains drainage
 - Mains water
 - BioMass boiler
- Ample parking surrounding the home

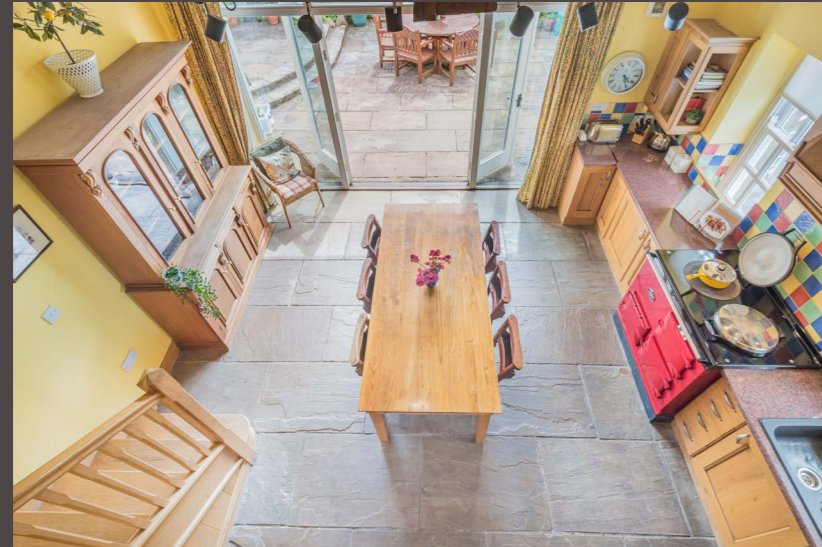


ORMATHWAITE *Coach House*

Ormathwaite House has a rich history when it comes to famous figures; The Wordsworth family had built a house across the field from Ormathwaite Hall and it is reputed that Dorothy Wordsworth described Ormathwaite as ‘that pretty little White House at the foot of Skiddaw’.

William Brownrigg, former resident of Ormathwaite Hall, was a scientific acquaintance of Benjamin Franklin, who visited Ormathwaite Coach House to do scientific experiments. Many letters were exchanged between the two.

With its modern renovations, Ormathwaite Coach House enjoys its own sense of character and identity distinct from Ormathwaite Hall.



CULINARY CLASSIC

Entirely separate from the main house, Ormathwaite Coach House is ideal as overspill accommodation for family and friends, or as a supplementary source of income. The second, original entrance to Ormathwaite Hall passes the farm, leading to the carriage driveway and to the parking area reserved for the coach house.

Step through the contemporary glass entrance, the old horses and carts approach, and emerge into a light-filled lounge-kitchen-diner.

Oak truss original beams crisscross the vaulted ceiling above, in sentimental homage to the past, however with fully insulated walls and brand-new windows, there is a fresh feel to this space.

Underfloor heating emanates from the newly-fitted flooring. To the right, fitted by a local craftsman, a carved, bespoke, open oak staircase leads up to the first floor. A neat, latched, oak door, fitted by the same artisan, reveals a cleaning cupboard beneath the stairs.

Full of quirks a pattern of stonework includes the hole where once the hay was tossed down from above.

An electric Aga provides additional warmth in the winter months, its traditional feel countered by the modern American-style larder fridge-freezer.



“The kitchen area was where the coaches were stored”



SWEET DREAMS

Step down into a corridor which leads to the first double bedroom, which has access to a Jack-n-Jill bathroom both of which are filled with light from the windows looking out to the fells.

Underfloor heating continues throughout the downstairs, continuing along the window-lined hallway to a second, comfortable, double bedroom. Pause at the window seat, reminiscent of those found throughout the shuttered-windows of Ormathwaite Hall and soak up the splendid silhouetted mountain views before bed. Sneak a peek at the en-suite shower room.

Extra storage can be found in the hallway cupboard for coats boots and so forth. There is also a boiler room with storage. Finally, arrive at the old laboratory and school room, fitted with its original fireplace and now a luxurious bedroom. Its vaulted ceiling is embellished with impressive chandelier lighting and the views are simply divine.

Peep through to the opulent ensuite, fitted with a claw-foot bath.



“The experiments with Benjamin Franklin were conducted in the old laboratory and schoolroom.”



SOCIAL SPACES

Retracing your steps, ascend the oak staircase to reach the upper floor, also directly accessible from the top garden patio area

Open the stable floor and step through onto the oak flooring. To the left, a hexagonal window recreates the original, listed window seen in Ormathwaite Hall's rear entrance porch.

Look through another, original window and soak up the views; Ormathwaite Hall and Ormathwaite Coach House are simply built to appreciate nature's finest works of art.

Exposed timbers surround, with a working log-burner set within a robust stone surround in a cosy lounge area. Centrally set, a large dining table offers a formal feasting option.

Sneak a peek through to the utility room and laundry room, with a further shower room and WC – handy for guests sleeping on the pull-out sofa upstairs.

“Christmas here is beautiful, with the snow on the fells...”



Guests can relax and unwind in their own private gardens. Elevated to the top terrace, flick through a favourite book or soak up the sunshine. There is plenty of space to hang out washing here too, on the main terrace neatly bordered by flowers and shrubs.



SECRET ESCAPE



Take the railed steps down to the side patio where a large table and chairs are set, creating a delightful alfresco dining space just off the main kitchen. Sheltered and warm courtesy of the surrounding wall, where better for your guests to spend convivial evenings discussing the day's adventures on the fells over a glass of wine? Self-contained, set in such a spectacularly secluded location and isolated from even the main house itself, Ormathwaite Coach House could substantially supplement any income if let out to holidaymakers and those seeking a quiet refuge.



An eclectic collection of outbuildings surround a sheltered and warm Mediterranean-feel courtyard, situated across from the 'working entrance' to Ormathwaite Hall. The first outbuilding in the courtyard has been transformed into a shower room with WC, the perfect place for freshening up after a long bike ride.

SO BESPOKE

Another popular spot in which to refresh after a bike ride or a scramble up nearby Skiddaw is the outdoor bar. Note the original fireplace and clothes copper in the corner.

"We've had a lot of parties in this bar, spilling out into the courtyard where we put up a mini marquee."

Numerous workshops and stores house mowers, tractors and children's bikes, with a further store devoted to firewood.

Keep the chores separate from the main house; a dedicated laundry room is fitted with heating, a sink and plumbing for a washing machine and dishwasher.

Step out of the courtyard and head left, cross the lawn, through the hydrangea and established trees to follow the melodious tinkling of the stream that runs through the garden, cascading down from the mountain into a pool – perfect for a supervised paddle!

Surrounded by rhododendrons, fuchsias and hydrangeas, this hidden grotto has a magical feel.

A regenerating garden of over three acres, there are so many elements and rooms to explore in the acres of grounds at Ormathwaite Hall.





A WORLD OF COLOUR

Returning to the courtyard, slip through the gate leading up to the right, into the walled kitchen garden, where a polytunnel is used to grow all sorts of vegetables and a greenhouse for growing plump, flavoursome tomatoes.

Continue through the stone archway into the second of three walled gardens. Feel the stored warmth as the sun's heat emanates from the stone at the end of the day.

Here 200-year-old box hedging neighbours Mr McGregor's garden, brimming with beans, potatoes, onions, artichokes, carrots, peas, rhubarb and even grapevines!

Cobbled underfoot, spy further box hedging and a copy of a traditional Lakeland garden. Due to the protected nature of the garden, an established fig tree delivers a marvellous crop of fruit.

"We have the weekly help of a local gardener who has been at Ormathwaite for nearly 30 years!"



“You can hear the birds from dawn to dusk.”



HIDDEN GEM

Another archway leads to the third walled garden: the top garden is filled with azaleas, rhododendrons and an orchard of apple trees. Foxgloves, buddleia, roses and fragrant verbena adorn the borders as the incline rises, a promise of the views to come.

Utterly private, surrounded by an acre of private woodland, pause a while on the stone seat by the orchard and admire the panoramas of Derwentwater and the fells, your reward at the summit of this treasure trove of gardens.

Pass down through a secret garden – screened by trees and the ultimate reading refuge where you can get lost in the pages of a favourite book, exiting the garden by Ormathwaite Coach House.

“Our grandchildren love the garden, building snowmen on the front lawn in winter, admiring daffodils in spring, parties on the lawn in summer and playing in the fallen leaves in autumn.”





THE PERFECT LOCATION

With over three acres of varied landscape to explore, why leave the snug and safe surrounds of Ormathwaite Hall?

Perhaps the rugged allure of Skiddaw, which provides the ever-present backdrop to Ormathwaite Hall and can be accessed on foot within 15 minutes' walk of the front door.

The wooded slopes of Latrigg offer an alternative, leisurely ascent, and are as conveniently and speedily discovered.

Reward your endeavours with a thirst-quencher at nearby local The Pheasant, only 15 minutes' walk from Ormathwaite Hall, or head into the nearby historic market town of Keswick.

Set on the northern shores of Derwentwater, Keswick is

bursting choice when it comes to dining, with locals citing tapas restaurant the Square Orange as a unique and friendly purveyor of fine food.

Amenities are plentiful, with a thriving weekly market, artisan shops and a large Booths supermarket.

The Theatre By The Lake, hosts a range of theatre and musical productions in an idyllic setting, with a number of parks and sporting facilities also to hand.

For families, there is a selection of excellent local primary schools whilst Ofsted-rated 'Outstanding' Keswick School and independent Sedbergh and Windermere schools are easily accessible close by.





Ormathwaite Hall, the quintessential family home, hidden and secluded, would also make the ultimate second home sanctuary for those seeking to escape the limelight, only 17 miles from junction 40 of the M6 and within reach of Penrith station, where London is only a three-hour train ride away.





FINER DETAILS

Ormathwaite Coach House

- 3 bedrooms
- Renovated in 2005
- Private terrace
- At least 4 designated parking places
- Electric Aga
- Separate electricity supply to the Hall
- Oil fired heating
- Shares drainage
- Mains water
- Mains drainage
- Underfloor heating downstairs
- Holiday let potential

Location

- Close to Keswick (10 minutes' drive)
- 18.5 miles to Penrith train station (London Euston from 3hrs 6mins, Manchester 1hr 35mins)
- Lots of local walks

Grounds and Garden

- 3 ¼ acres of land
- Large courtyard with a laundry room, bar, store units, log store and outside toilet and shower
- Stream
- Waterfall
- Walled Garden with views of Skiddaw, Latrigg and Borrowdale Valley
- Apple and fig trees
- 200 year old yew tree in the walled garden
- Large vegetable Garden
- Greenhouses
- Formal Garden
- 200 year old box hedging
- Wild Meadow
- Aprox 1 acre Woodland





ORMATHWAITE

Hall



Come off the A66 at the A591, towards Bassenthwaite, as it bypasses Keswick. After 100 yards take the right hand turn signposted Applethwaite. After 0.6 of a mile, Ormathwaite Hall private driveway is on your left hand side.

ORMATHWAITE HALL, ORMATHWAITE, KESWICK, CA12 4PQ

ASHDOWN JONES
THE LAKE DISTRICT

To view Ormathwaite Hall
Call: 015394 88811 | Email: team@ashdownjones.co.uk