



HIGHFIELD



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Overlooking the shores of Lake Windermere, with seven acres of land, 30 metres of lake front and its own private jetty; homes as unique as Highfield come along once in a lifetime...

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As rare gems go, Highfield is multifaceted in its sparkle; a home steeped in history and overflowing with potential both inside and out. Highfield represents a truly unique opportunity to live the life of your dreams.

Just off Rayrigg Road, Highfield is elevated above Lake Windermere, with the majority of its principal rooms basking in views over the water and out to the outlying fells, bestowing upon it a sense of seclusion.

Parking is simple, with ample space for around five cars and a large double garage.



A HOME WITH HISTORY

Dating back to the Victorian era, the opening of the railway line in 1847 saw an influx of tourists arriving in Windermere.

Upon arrival at Windermere Station, which was the end of the line, visitors would then transfer to one of the coach and horses tours on offer. William Sheldon, owner and operator of one such coach service, bought the land and built Highfield.

The perfect Victorian estate, Highfield comprised coach house, a large, heated greenhouse and ample grounds, even featuring in Harriet Martineau's 1854 guide to Windermere. In it, she refers to a "new house...the most enviable abode in the country", which can be inferred upon investigation to refer to Highfield. So followed a variety of interesting owners including members of the Carver family (of Carver Memorial Church association).

In later years, extensions and subdivisions occurred, dividing the estate into separate homes. The original section, and its inimitable views, became the Highfield of today.

HIGHFIELD





“It’s a house that makes you feel comfortable as soon as you come in. It’s a home you don’t want to leave.”

Step inside, into a broad and bright entrance hall brimming with light courtesy of a floor to ceiling arched window on the turn of the stairs above and to the right, drawing in an abundance of natural light.

Turning left, a grandly sized family room opens up, decorated in light tones and with broad bay windows delivering illumination and mesmeric views over the lake and fells. Step out through a door and onto the terrace beyond, breathing in the lake air and taking in the views whilst reclined on the swing seat.

In wintertime, set the open fire ablaze and admire the sunsets from the comfort of this capacious sitting room.

To the right of the fireplace, a handsome arch invites you through to a library, where walls of fitted shelves brim with books and contain fitted storage beneath. Wooden flooring extends underfoot, flowing through to the kitchen beyond.



HIGHFIELD

Separated from the library by a stud wall, consider the potential to create a larger, contemporary open-plan dining-kitchen, flowing on to the large sitting room. Bespoke built by a local cabinet maker, the kitchen's veneered-birch cupboards and shelves offer ample storage, whilst appliances include a hearty Aga, emanating warmth and welcome throughout this light, bright room, with views overlooking the courtyard, brimming with seasonal colour.

Follow the flow of the home back through to the rear lobby of the entrance hall, where a door leads out to the courtyard and there is access to a useful shower room with wash basin and WC. Next door, stone steps lead down to a large, dry cellar containing two rooms and an original well. Windows draw in daylight, and an original fireplace remains in situ; consider the potential to develop this area into additional entertainment space such as a studio or cinema room.



“In December, the sun sets over Claife Heights to the left-hand side, then it works its way up ‘til it gets to Loughrigg, so throughout the year you have a moving sunset.”



Take the stairs from the entrance hall up to the turn, where light flows in through the large, arched window and a door opens to reveal a handy WC on the right. Continuing up, arrive at the first-floor landing, where light abounds once more. Make your way through to the upstairs living room, offering elevated views out over Lake Windermere and the fells from both indoors, and out on the west-facing balcony, basking in sun from midmorning onwards. Twice a year, if the weather is gracious, watch as the sun rolls down the slopes of Wetherlam.





A ROOM WITH A VIEW

Turning left out of the living room, arrive at the spacious master bedroom, swimming in light from a large window, through which are framed panoramas of the acres of land leading to Lake Windermere and the surrounding fells out to the Langdales. Across from the kingsize bed a wall of fitted wardrobes provides plenty of storage.

Returning to the landing, sneak a peek at bedroom four on the left, conveniently situated next to the large family bathroom, furnished with bath, wash basin and WC.

HIGHFIELD



Ascend the stairs once more, arriving at the second-floor landing, where bedroom four awaits on the right. Peaceful and private on the uppermost floor of Highfield, quirky ceiling angles and a peaked window add interest, the latter framing picture-postcard views out over the woodland and waters of Lake Windermere.

Next door bedroom five, a spacious double, features fitted wardrobes and a walk-in wardrobe which could easily be converted into an ensuite. Across from this, a door opens to another walk-in wardrobe, this one backing onto bedroom two, and which could be converted to serve as its ensuite.

Returning to the large landing, currently used as a study area, open a door to discover another family bathroom, equipped with bath, wash basin and WC and another impressive triangular topped window.

HIGHFIELD





“I love walking down to the lake; it’s like walking through your own private park.”

Outside, seven acres of mature grounds stretch out to the rear of Highfield. Recline on the terrace outside the main living room and soak up the peace and serenity of this exclusive setting.

Brimming with business potential, a level four-acre field which has in the past served as grazing ground for sheep would be ideal as a base for glamping pods to draw in income.

Meander along the private pathway that leads to an enormous Victorian greenhouse, ideal for those seeking to live the Good Life and start their own smallholding.

Lawns lead on to woodland paths, twisting past outbuildings and pond down to the 30 metres of lakefront and jetty that are part and parcel of life here. Highfield is home to a menagerie of wildlife from badgers and foxes to deer and even red kites... If you’re lucky, you might catch a glimpse of a playful otter.

Enjoy the peace, privacy and security of strolling about beneath the boughs of mature, rare, specimen trees, introduced by the Victorians who once roamed the same grounds. The established magnolia tree is a sight to behold, resplendent in full bloom in Springtime.



OUT & ABOUT

With all the benefit of Victorian wisdom, Highfield occupies a prized position above Lake Windermere, and within easy reach of the village centre, its wealth of shops, cafes, bars, bistros and restaurants.

Experience fine dining in any one of the acclaimed restaurants and hotels nearby, including Blue Smoke on the Bay at the Low Wood Bay Resort and Spa, The Samling next door and the many Michelin starred restaurants in Bowness, Grasmere, Cartmel and across the Lake District.

Stroll the ten-acres of gardens at Holehird nearby, open throughout the year and offering a variety of colour, texture and structure to inspire your own gardening. Call in for refreshments at the Mortal Man at Troutbeck, where you can sit out in the gardens and admire the views.

A perfect springboard site from where to access the high fells, set out on a day's adventuring in any part of the lakes, from Buttermere to Borrowdale, Langdale to Eskdale. For adventures nearer to your door, stroll out along the footpaths and into Windermere, going up past Elleray and reaching the viewpoints from Orrest Head.

Close by is Millerground, which is a popular spot for swimming and play for families where local children traditionally learned to swim.

Of course, nothing quite compares to the comforts of home. For your own piece of Lake District paradise, experience the peace and privacy of your own Victorian estate on the shores of Lake Windermere, where the views are unrivalled, and become part of the history of Highfield: a dynamic, flexible and unique home.

HIGHFIELD

Ask the owners...

WHERE DO I GO WHEN I NEED:



Bread and milk:

Up to Booths or Sainsbury's in Windermere



School:

The Lakes Secondary School at Troutbeck Bridge or independent Windemere School



Takeaway:

The Magic Wok



A day out:

A day out on the water from the jetty on the Canadian canoe



Dinner:

The Gilpin Lodge



A day out with the children:

Over to Langdale, Cathedral Caves then to the Britannia Inn in Ullswater

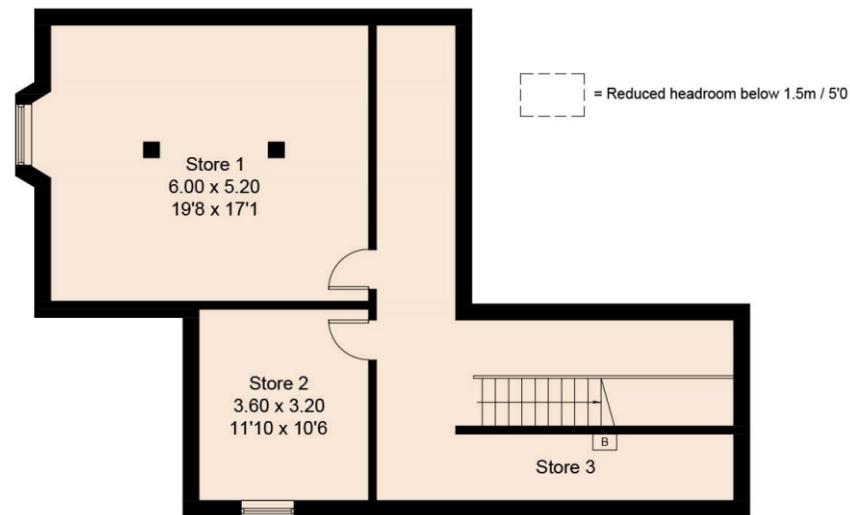


Theatre:

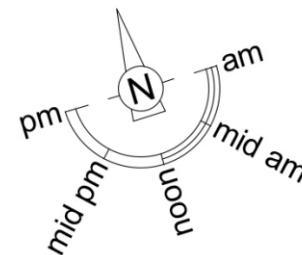
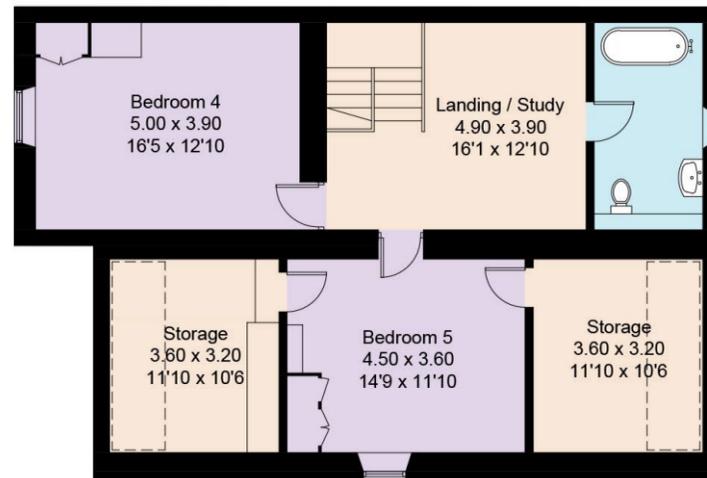
Zeffirelli's in Ambleside streams opera and plays. Old Laundry Theatre in Bowness. The Brewery Arts Centre in Kendal



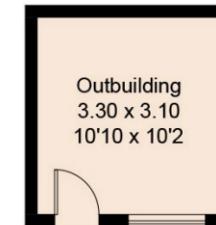
Basement



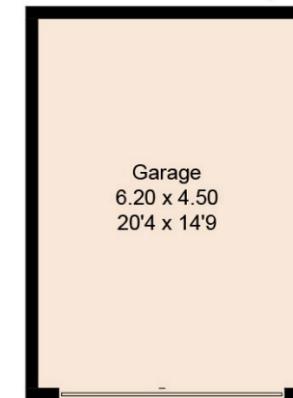
Second Floor



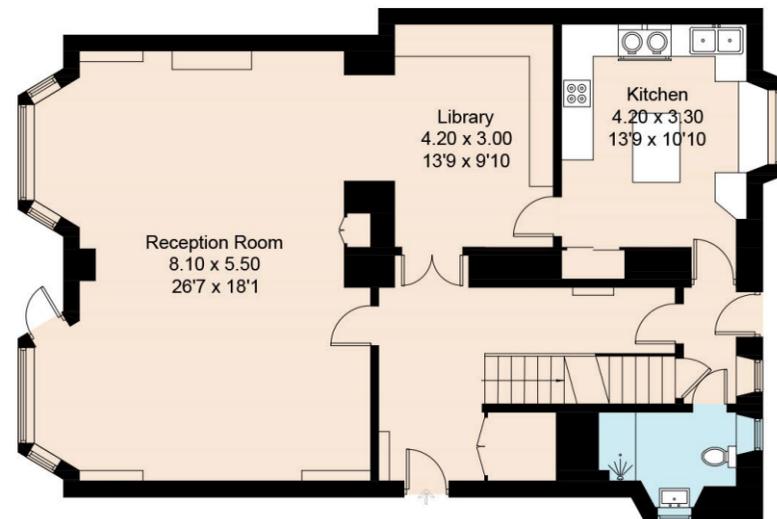
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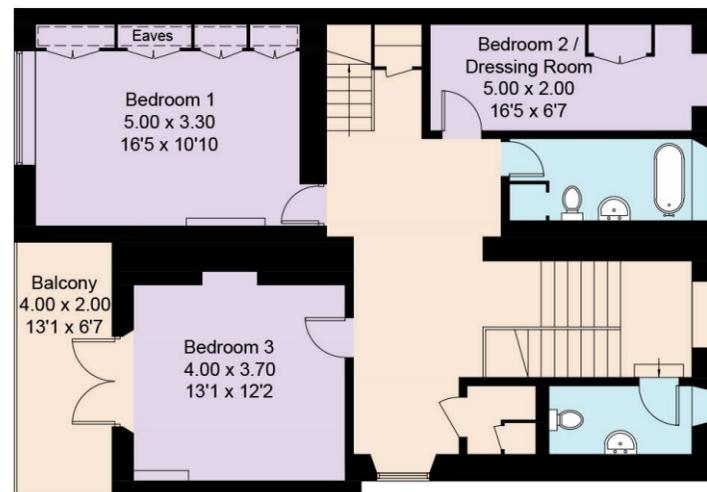
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Ground Floor



First Floor



Approximate Gross Internal Area = 299.9 sq m / 3228 sq ft
 Basement = 76.3 sq m / 821 sq ft
 Garage = 27.9 sq m / 300 sq ft
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 414.3 sq m / 4459 sq ft

Illustration for identification purposes only, measurements are approximate not to scale. FloorplansUsketch.com © 2022 (ID854407)

BOUNDARY LINE



FINER DETAILS

- 5 bed semi-detached house
- The house and setting are unique
- Private jetty and 30m of Lake frontage
- Originally built 1849, large Victorian house
- Tax band 'G'
- No restrictions and not listed
- House and land are freehold – Garage and washhouse are leasehold (999 years from 1986)

Grounds

- Double garage with electric door
- Views of Lake Windermere and fells
- Parking up to 4/5 cars
- 7 acres of land and garden
- Large greenhouse and storage sheds
- West facing garden with large pond
- Terrace and balcony

Services

- Mains gas, electric & water
- Septic tank
- Good internet speed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

HIGHFIELD

Highfield, Rayrigg Road, Windermere, LA23 1EX

Follow the A591 past the turning into Windermere village. At the mini roundabout turn left onto Rayrigg Road. Highfield is third entrance on the right

 WHAT3WORDS: fame.fingertip.saddens

ASHDOWN JONES
THE LAKE DISTRICT

To view Highfield
Call: 015394 88811
Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING