

Derwent Garden Estate

Region: The North West **Sleeps:** 18

Overview

Derwent Garden Estate can sleep eighteen people, and has just been renovated to an exceptionally high standard. This dog-friendly luxury self catering accommodation is ideal for families, walkers or anyone wishing to visit this beautiful peaceful part of the National Park.

Situated at the end of a mile long private drive with its own six acre private landscaped gardens, Derwent Estate allows guests to truly relax and enjoy the peace and tranquillity of the surroundings.

Derwent is a historic building, its gardens sit on the border of the Lake District National Park with a prime position on a south-facing hillside with a panoramic view of Skiddaw, Grassmoor and the Lorton and Buttermere Valleys.

While renting the Estate, guests have full reign of the staggering six acre gardens which were designed by international landscape and garden designer Thomas Mawson in 1910. They were featured in Cumbria Life magazine in 1998, and in Country Life in June 2000. The gardens are beautiful and very large with many vantage points that give guests different views of the Lake District and the River Derwent below.

There are two stone summerhouses where guests can enjoy an evening tittle overlooking the beautiful view. Right in the heart of the garden, there is a stone BBQ and outside dining area perfect for making the most of any good weather.

****Please note the following changeover days: week-long bookings must begin on Fridays, 3-night short stay bookings must also begin on a Friday and 4-night bookings are only available during the week and must begin on a Monday.***



Facilities

Walking/Hiking Paths • Walk to Village • Ideal for Kids • Golf Nearby • Fishing • Ideal for Parties • Stag/Hen Allowed • Chef/Cook Available • Manor • Ideal for Teens • Cots (Cribs) • Maid Service Available • Pets on Request • Beach Nearby • Instagrammable • Heritage Collection • Walk to Restaurant • Country Estate • Wi-Fi/Internet • BBQ • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Games Room • Indoor Games • AGA • Electric Car Charger • Working Fireplace/Woodburner • Heating • Baby bath • Pushchair • High Chair(s)



Interior & Grounds

Ground Floor

Derwent's conservatory with floor to ceiling windows, is the ideal place to sit and look out at the beautiful Lake District landscape as well as down at the impressive Derwent Estate Gardens below. The conservatory leads into a large open plan sitting/dining room meaning the whole room benefits from the magnificent views of the mountains. Surrounding the wood burning stove there are big comfortable sofas and a coffee table hosting a large selection of reading material. The bespoke oak dining table seats eighteen. A state of the art Sonos music system has been installed and can be controlled from any android or smart phone. The open plan nature of this impressive room means it is perfect for large gatherings. All the beautiful wooden furniture has been made by local craftsmen using wood from the area and even the Estate's very own gardens.

There are sliding glass doors dividing the sitting/ dining room from the brand new expansive kitchen giving you the option of keeping the kitchen separate – a useful feature if you are using caterers. The kitchen has an electric five oven Aga, a large American fridge/ freezer, a Quooker boiling hot water tap, a double Belfast sink, two dishwashers, a microwave and toaster. There are large French doors which open up into a large kitchen garden which guests are invited to help themselves to. There is also a gas BBQ and outdoor dining area so on finer evenings you can enjoy eating outside whilst admiring the views that surround the Estate.

From the sitting/ dining room you go through the to a spacious hallway where there is a cloakroom just under the stairs.

On the other side of the hallway there is a large informal TV room which comprises of an upright piano, cozy wood burning stove and a 40 inch flatscreen TV with Sky channels and a DVD player. There are large comfortable sofas and a wide selection of DVDs. There is also a 7ft pool table as well as a selection of board games and a large bookshelf containing books of all genres.

Next to the TV room is a boot room with plenty of storage for boots and coats and a utility room with sink, separate washing machine and tumble drier.

First Floor

The Main House has a total of eight bedrooms (five double, three twin) and seven bathrooms (four en-suite). Most of the bedrooms have stunning views of the Lake District although the master bedroom is particularly special as guests can admire the beautiful landscape from the freestanding copper bath in the bedroom. The master bedroom also has Bose iPod speakers and its own private spacious balcony.

All of the bedrooms come with hairdryers. All of the bathrooms are stocked with locally produced organic toiletries.

Use of wireless high speed fibre optic broadband internet is included and is available throughout the main house and The Coach House.

Children

The Estate provides two cots, one highchair, a Bumbo seat, a collapsible pram (suitable from birth onward) and an Avent microwave bottle steriliser.



Within the TV room is a large box of children's toys and books. Outside there is playground in the back orchard comprising of a slide, swing, double swing and climbing rope. We can also recommend a local babysitter if you would like an evening out.

Dogs

The Estate is dog friendly although limited to two dogs per booking and we request that no dogs be allowed in the bedrooms.

The Coach House

A stunning redevelopment has transformed The Coach House within Derwent Garden Estate. It now has a double bedroom with ensuite bathroom and a large sitting room with high ceilings and a woodburning stove. There is also a television with freeview channels, WiFi, tea and coffee making facilities and a small fridge. The Coach House has its own terrace with wonderful views of the surrounding area. The Coach House is a short 50 metre walk down a gravel path from the Main House.

Gardens

Whilst renting Derwent Garden Estate, you will have full reign of the staggering six acre gardens which were designed by international landscape and garden designer Thomas Mawson in 1910, and were featured in Cumbria Life magazine in 1998, and in Country Life in June 2000. The gardens are very beautiful and large enough you can feel completely immersed when you explore them. There are many vantage points which give you different views of the Lake District and the River Derwent below.

There are two stone summerhouses where you can enjoy an evening tipple overlooking the beautiful view. Right in the heart of the garden there is also a stone BBQ and outside dining area where you can make the most of any good weather you have.

The kitchen garden also has its own gas BBQ and dining area as well as a herb garden we invite you to help yourselves to.

The back of the house has room to park up to seven cars, and features an EV charging point.

Location & Local Information

Derwent Garden Estate is situated in an amazing position overlooking the mountains of the Western Lake District just two miles from Cockermouth and 20 minutes from the beautiful town of Keswick.

Cockermouth is a pretty market town with a wide, tree-lined and flower-decked main street, boutique shops and a large supermarket. There is an interesting museum, two art galleries, and a sports centre with climbing wall and indoor swimming pool. Cockermouth has a wide range of excellent restaurants and a list of the owner's favourites is included in the welcome pack.

The traditional pastimes of the Lake District are easily accessible at this quieter end of the National Park. The estate is a great place for walkers to stay with so many of the Western Wainwright fells within 15 minutes drive.

There are three golf courses within ten miles, including Sillioth, which is consistently voted as one of the top 10 links courses in the country. There is also some of the best fishing in England on the river Derwent.

Derwent Garden Estate is just a few miles from popular walking destinations like the Northern Wainwright Mountains, Crummock water, Buttemere and Loweswater Lakes and a five minute drive from the market town of Cockermouth.

Local Amenities

Nearest Airport	Newcastle (Over 100 km)
Nearest Village	Bridekirk (1 km)
Nearest Town/City	Cockermouth (2 km)
Nearest Restaurant	Numerous restaurants in Cockermouth (2 km)



Nearest Bar/Pub	Numerous pubs in Cockermouth (2 km)
Nearest Beach	Allenby (11 km)
Nearest Golf	There are three golf courses within ten miles, including Silloth, which is consistently voted as one of the top 10 links courses in the country. Cockermouth Golf Course is the closest - 1 mil (2 km)

What we love

- Private and secluded, the property is at the end of a mile long private drive yet only two miles from nearest town with large supermarket and good restaurants.
- Beautiful, landscaped six acre gardens with two BBQs and outdoor dining areas await guests.
- The play area complete with 12ft sunken trampoline is perfect for keeping the children entertained!
- The house and gardens have amazing views of the Lake District.

What you should know...

- There is no ground floor bedroom so the house is not handicap accessible.
- As beautiful as the gardens are, they are not child proofed. Children need to be watched when not in the main part of the garden as there are slippery steps and ponds.
- Walking distance to a village however please note that some parts of the route do not have pavements.

Terms & Conditions

- **Security deposit:** £500. This is paid directly to the owner prior to arrival and will be refunded in full after departure subject to damage inspection
- **Arrival time:** 4.30 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes
- **Linen & towels included?:** Yes
- **Pets welcome?:** The Estate is dog friendly, although limited to a maximum of three dogs per booking and we ask that no dogs be allowed in the bedrooms. Please note that there is an additional charge of £30 per dog.
- **Other Ts and Cs:** Please note:- Derwent Garden Estate sleeps a maximum of 18. Inviting any additional guests to the property, without prior approval from the owner (whether for an evening party or day visit), will result in your damage deposit being deducted and a request to vacate the property.
- **Changeover day:** Please note that these are non-negotiable: Friday for 1 week stays, Friday for 3 night short stays, Monday for 4 night short stays
- **End of stay cleaning available?:** Included
- **Smoking Allowed?:** No
- **Minimum stay:** 7-nights during school holidays. 3-nights throughout the rest of the year.
- **Stag & Hen Do Allowed? :** An increased damage deposit of £1000 is required. The lead booker is also responsible that entire group is aware of and adheres to the T&Cs.