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 beutiful 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 tipple 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

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







Interior & Grounds

Ground Floor

- Conservatory with views across the Lake District
- Open plan living and dining room with wood-burning stove and bespoke oak dining table seating up to 18 guests
- Kitchen with electric five-oven Aga and French doors opening onto the kitchen garden and outdoor dining area
- Hallway
- Cloakroom and WC
- TV & Games Room with pool table
- Boot Room
- Utility Room

First Floor

- Master Bedroom with super-king sized bed, freestanding copper bath, en-suite bathroom and private balcony
- Bedroom 2 with twin beds and ensuite bathroom
- Bedroom 3 with king-sized bed and en-suite bathroom
- Bedroom 4 with twin beds
- Bedroom 5 with king-sized bed and ensuite bathroom
- Bedroom 6 with king-sized bed
- Bedroom 7 with king-sized bed
- Bedroom 8 with twin beds
- Three family bathrooms

Coach House

- Bedroom 9 with king-sized bed and en-suite bathroom
- Living room with woodburning stove
- Terrace with views of the countryside

Exterior

- Six acres of landscaped gardens overlooking the Lake District and River Derwent
- Two stone summerhouses
- Stone BBQ area with outdoor dining
- Kitchen garden dining area with gas BBQ
- Herb and vegetable garden available for guest use.
- Children's play area
- Parking for up to 7 cars
- EV charging point

Additional Facilities

- High-speed WiFi
- Hairdryers in all bedrooms
- Organic toiletries provided
- Two cots
- Highchair









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 Silloth, 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 two 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:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **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.