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A romantic small country estate set in beautiful parkland outside the village of Cartmel in the South Lakes. A blank canvas on which to create your own 'special weekend'.

Sleeping accommodation for 40 guests on site in the Georgian Country House (10 bedrooms) and 7 individual cottages (a further 10 bedrooms) in the courtyard behind.



SELF CATERING PARTY BARN

HOLDS 130

This recently converted barn with additional rooms is ideal for any large occasion and can cater for 130 seated guests on round tables - more on two long trestle tables.

It can also provide rooms for pop up bars and catering facilities and is hired as part of a package with the Main House and Cottages.



Licensed for civil ceremonies.



**Self contained space with hot water & tabling for
pop up kitchen.**

Your own caterers (we do not specify).

Do your own decoration.

Exclusively yours for the whole weekend.



THE GARDENS

This outstanding garden contains a romantic walled garden, ornamental gardens and kitchen garden. The recently restored greenhouse and Orangery is the perfect place to enjoy the peace and tranquillity, with breath-taking views of the Fells. The Orangery is licensed for a small civil ceremony but is ideal for a post ceremony drink.



ACCOMMODATION

THE MAIN HOUSE

SLEEPS 20

**Sleeping 20 people in 6 double rooms and 4 twin rooms,
6 en-suite.**

**The house has been restored in a quirky shabby chic country
house style with antique furniture and a mixture of old and
modern art.**

**It is comfortable and not stuffy and we welcome well
behaved dogs and families.**

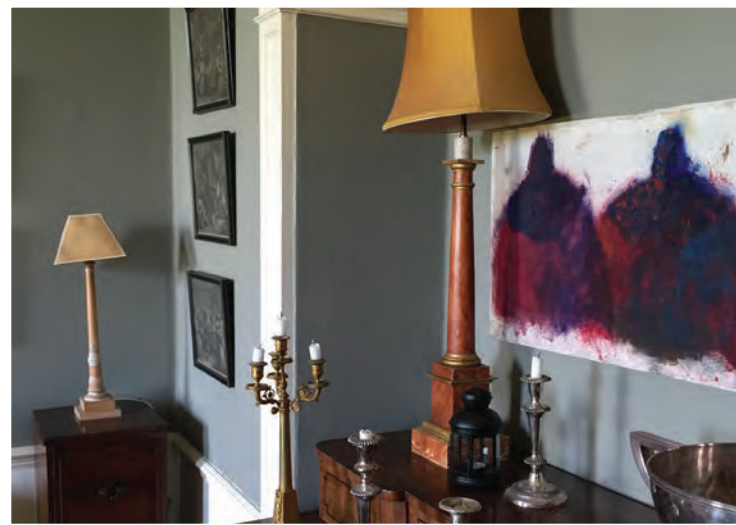
**Log fires sometimes smoke but the heating is excellent and
there is loads of hot water to allow relaxing baths after
walks on the fell.**

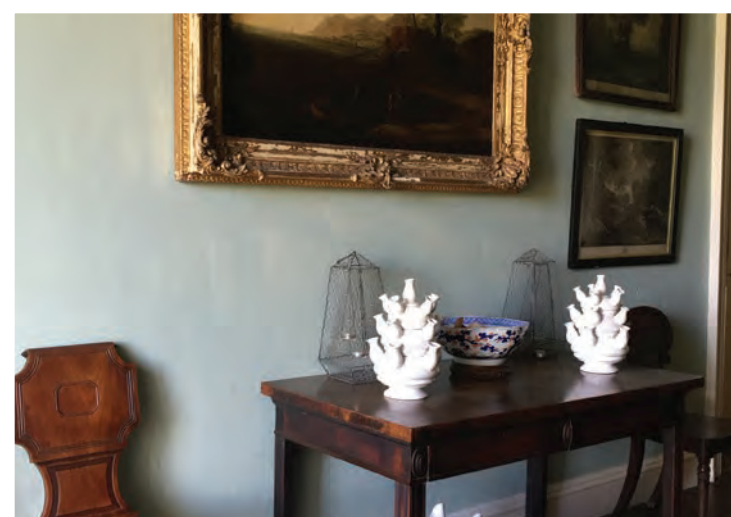


The drawing room and morning rooms can be combined to one spacious entertaining room while a large dining room is perfect for dinner parties and lunches.

The kitchen with large AGA is perfect for less formal dining with a kitchen table seating 14. There is also an adjacent production kitchen with commercial solid top.







THE COTTAGES

The cottages set behind the main house surrounding the courtyard are all individual, fully equipped self catering cottages. Allowing guests their own privacy while close enough to join in the party.

The Old Kitchen sleeps 6 with two double rooms (one on the ground floor with its own shower room) and a twin room.

In the north wing of the house it overlooks the park.

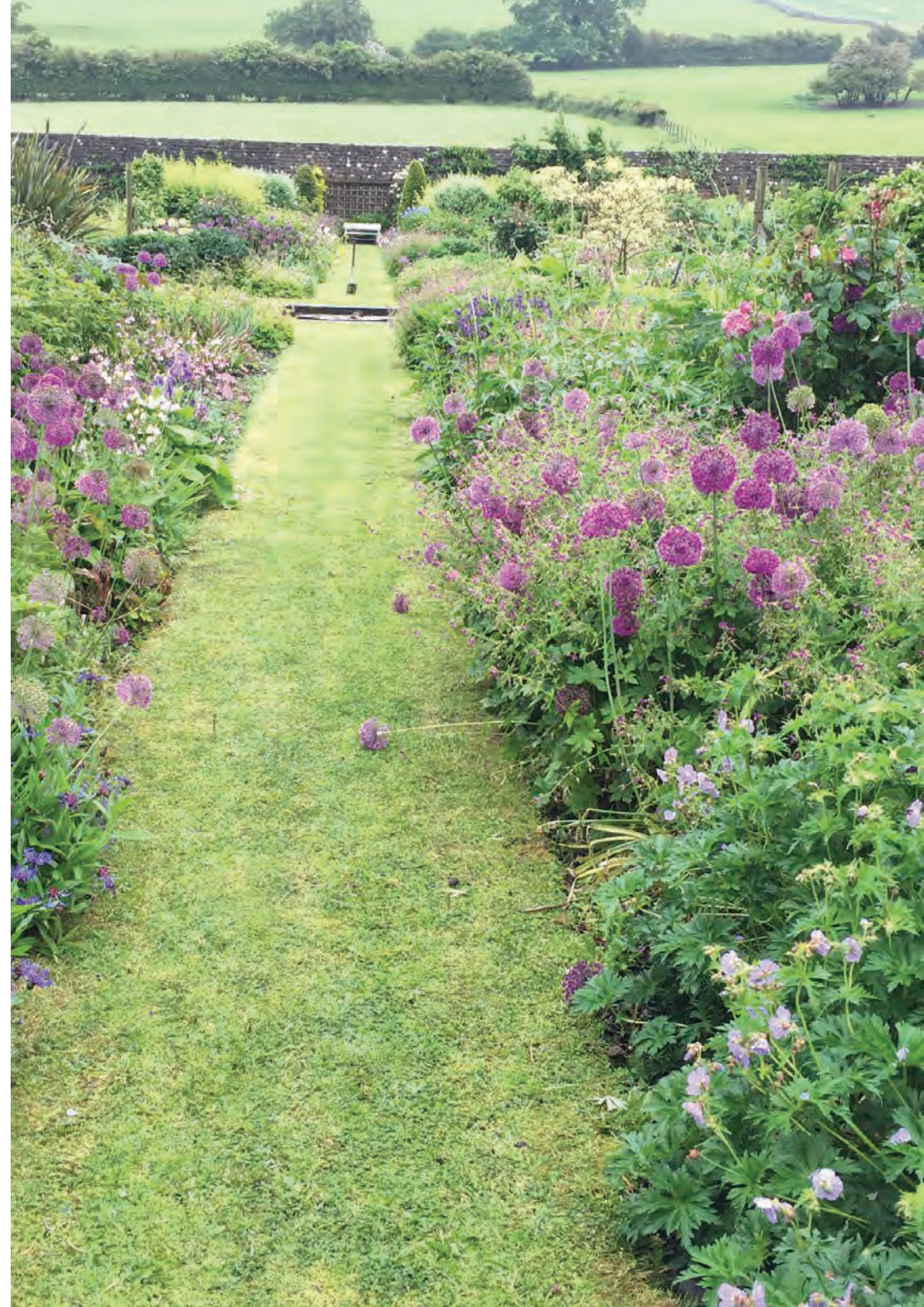
The Huntsmans sleeps 4 with a double a twin room and one bathroom.



There are 5 self contained one bedroom cottages set around the courtyard:

- **Milkmaids - tiny cozy cottage with a spiral staircase and a shower room**
- **Laundrymaids - a log burner fire and a big oak bedstead with lovely views North to the Lakeland fells**
- **Gamekeepers - A lovely big sitting room and separate kitchen with views of the croquet lawn and the Lakeland Fells**
- **The Coach House - a stand alone cottage with a four poster**
- **The Grooms Quarters - Either a super king or twin beds**





























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