



 Low Jock Scar



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Selside, LA8 9LE

Welcome to Low Jock Scar Country Estate, a rare and exciting opportunity to acquire a thriving holiday let business in the heart of the Lake District National Park with owner on site living accommodation as an option.

This impressive estate comprises five individual properties, each brimming with its own unique charm and character, set amidst beautifully landscaped gardens and private woodland. Nestled in a tranquil and picturesque setting, the estate offers a peaceful retreat while remaining conveniently close to the bustling market town of Kendal and with easy access to the M6 motorway.

Quick Overview

Successful holiday let lifestyle business

Four unique, characterful properties and new build

Beautiful landscaped grounds

Peaceful, scenic setting within the Lake District National Park

Ideal for hands-on, live in owners or managed remotely

Strong appeal for both UK staycations and overseas visitors

Superfast Broadband available





Location

This impressive estate comprises five individual properties, each brimming with its own unique charm and character, set amidst beautifully landscaped gardens and private woodland. Nestled in a tranquil and picturesque setting, the estate offers a peaceful retreat while remaining conveniently close to the bustling market town of Kendal and with easy access to the M6 motorway. Whether you're seeking a lifestyle change or a strategic investment, Low Jock Scar provides exceptional flexibility. You may choose to live in one of the homes while managing the business directly, or let the properties on assured shorthold tenancies to meet the growing demand in this highly desirable location - with potential for further development (subject to the necessary planning permissions).



Woodside

Woodside is the most recent addition to Low Jock Scar, a new build, completed just four years ago and designed as a comfortable and stylish family home. Finished to a high standard throughout, as a new build the property features underfloor heating across both floors with a modern air source heat pump offering lower running costs as well as a well-proportioned, contemporary living spaces that blend seamlessly with the natural surroundings.

Tucked away in a peaceful corner of the estate, Woodside enjoys a high degree of privacy, surrounded by mature woodland and beautifully landscaped gardens. The outdoor space has been thoughtfully created to make the most of its tranquil setting, with a woodland-style garden that includes a wildlife pond, rope swing, and patio area-perfect for relaxing and enjoying the sights and sounds of nature. To the front, there is a well-maintained lawn, a practical wood store, and a large timber shed for storing garden equipment or outdoor gear.

The ground floor comprises a spacious entrance hall leading to a versatile study or fourth bedroom, a cloakroom, a utility room and a superb open-plan dining kitchen. The heart of the home is the inviting living room, complete with bi-folding doors that open to the garden and a wood-burning stove set on a slate hearth, creating a cosy focal point.

Upstairs, the light-filled landing is accessed via an elegant staircase with engineered oak treads and glass balustrades. The principal bedroom is a generous double and features a walk-in wardrobe and a stylish en-suite shower room. Two further double bedrooms offer ample space for family or guests, and the modern family bathroom is fitted with a three-piece suite, attractive part-tiled walls and a tiled floor.





Butterfly Cottage

Butterfly Cottage is a beautifully presented detached home offering well-proportioned and thoughtfully arranged accommodation over two floors. The ground floor features a welcoming entrance hall that leads into a spacious, open-plan living area. This bright and airy space seamlessly combines a fully fitted kitchen equipped with modern appliances, a comfortable lounge area centered around a wood-burning stove and a dining area designed to accommodate family meals or entertaining guests.

Also on the ground floor is a handy cloakroom and bedroom one which is a generous double room boasting a luxurious four-piece en-suite bathroom complete with a bath, separate shower, wash basin and WC.

Upstairs, the cottage provides two further double bedrooms, both of good size and naturally bright. These bedrooms are served by a contemporary house shower room fitted with a three-piece suite.

Externally, Butterfly Cottage benefits from a private hot tub area, perfect for unwinding in a peaceful setting.





Riverside Cottage

Riverside is one of the largest property's on the Low Jock Scar estate, offering spacious and flexible accommodation ideal for families or larger groups. Thoughtfully designed for both comfort and social gatherings, the property features multiple living areas, two wood-burning stoves and a private hot tub.

The ground floor opens with a generous entrance hall leading to a utility room, a cosy living room with a wood-burning stove and a second lounge area for additional relaxation. A standout feature is the bright and airy sunroom overlooking the garden, with room for a large dining table, perfect for hosting group dinners or family celebrations. The open-plan dining kitchen provides further space for entertaining and everyday living. Also on the ground floor is a comfortable double bedroom with en-suite shower room, ideal for guests or those who prefer ground-level accommodation.

Upstairs, you'll find three further spacious double bedrooms, each with its own en-suite. Bedroom includes a luxurious four-piece en-suite bathroom, while the other two bedrooms feature en-suite shower rooms, offering privacy and comfort for all guests.

Riverside combines generous proportions with thoughtful design, making it a standout property on the estate. Perfect as a high-performing holiday let or a spacious country home for extended family living.





Tulip Cottage

Tulip Cottage is a charming one-bedroom traditional cottage, ideal for couples or solo guests seeking a peaceful retreat within the beautiful Low Jock Scar estate. This characterful property offers a cosy open-plan living area, featuring a well-equipped fitted kitchen and a comfortable lounge space with a wood-burning stove, perfect for relaxing after a day exploring the surrounding countryside.

The cottage includes a well-proportioned double bedroom with fitted furniture, providing practical storage without compromising on space. A modern shower room completes the accommodation, comprising a shower cubicle, WC and wash hand basin.





Lilly Cottage

Lily Cottage is another of the charming one-bedroom traditional cottages, offering a cosy and comfortable retreat within the estate. The property features a welcoming living room, a separate fully fitted kitchen and a well-proportioned double bedroom with patio doors that open directly to the outside, perfect for enjoying the fresh countryside air.

The bedroom benefits from a stylish en-suite shower room, fitted with a three-piece suite including a shower cubicle, a vanity unit with wash hand basin and a WC. Thoughtfully laid out and full of character, Lily Cottage is ideal for couples or individuals seeking a quiet escape.



Woodside

Selside, Kendal, LA8

Approximate Area = 1460 sq ft / 135.6 sq m

Garage / Storage = 297 sq ft / 27.5 sq m

Total = 1757 sq ft / 163.1 sq m

For identification only - not to scale



Butterfly Cottage

Butterfly, Selside, Kendal, LA8

Approximate Area = 1266 sq ft / 117.6 sq m

Limited Use Area = 91 sq ft / 8.4 sq m

Total = 1357 sq ft / 126 sq m

For identification only - not to scale

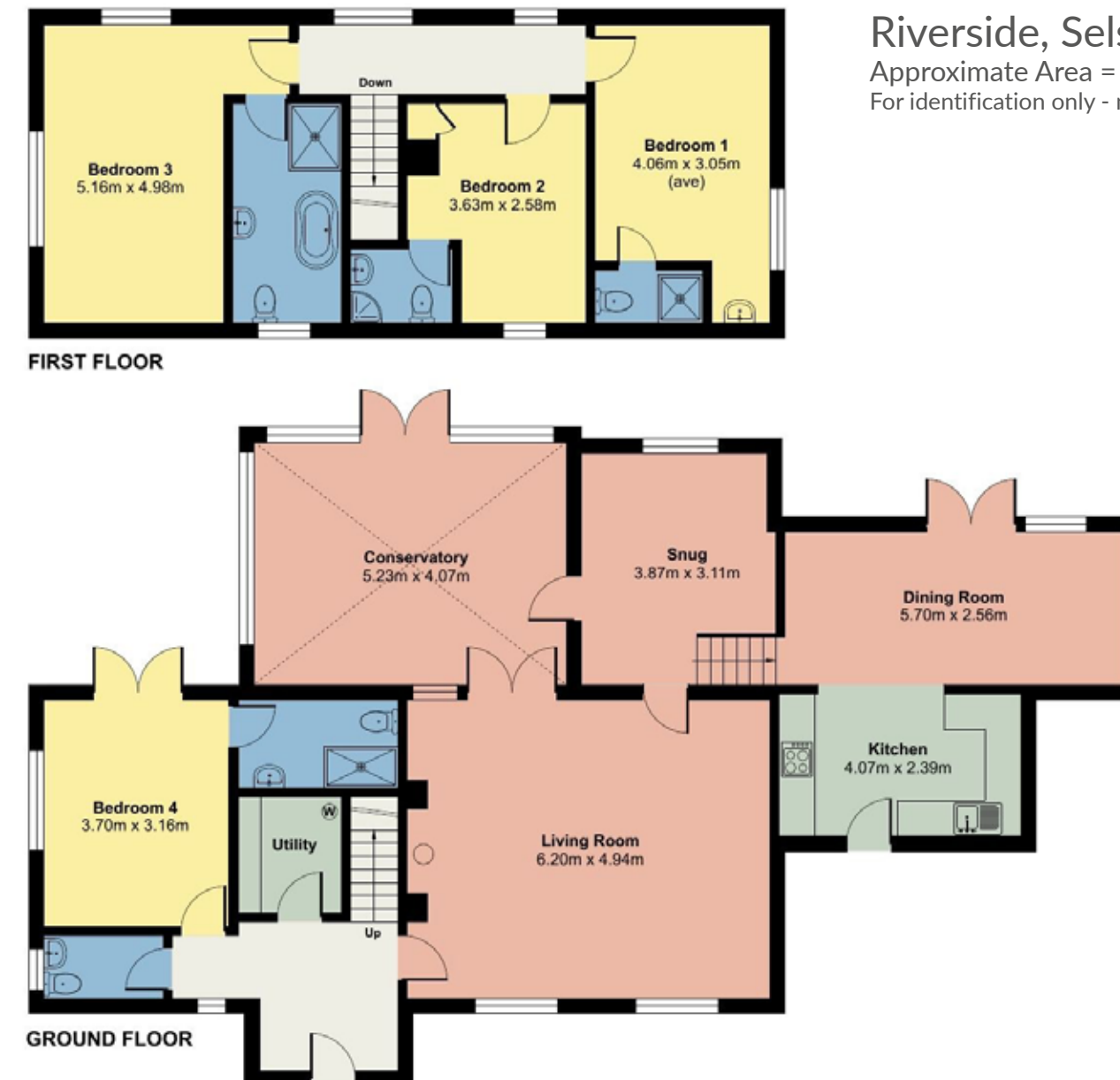


Riverside Cottage

Riverside, Selside, Kendal, LA8

Approximate Area = 2012 sq ft / 186.9 sq m

For identification only - not to scale



Tulip Cottage

Tulip, Selside, Kendal, LA8
Approximate Area = 421 sq ft / 39.1 sq m
For identification only - not to scale



Lily Cottage

Lily, Selside, Kendal, LA8
Approximate Area = 526 sq ft / 48.8 sq m
For identification only - not to scale



Important Information

Parking:
Ample off road parking.

Tenure:
Freehold.

Council Tax Band:
Woodside - Westmorland and Furness Council - Band E
Riverside Cottage - Westmorland and Furness Council - N/A
Butterfly Cottage - Westmorland and Furness Council - N/A
Tulip Cottage - Westmorland and Furness Council - N/A
Lily Cottage - Westmorland and Furness Council - N/A.

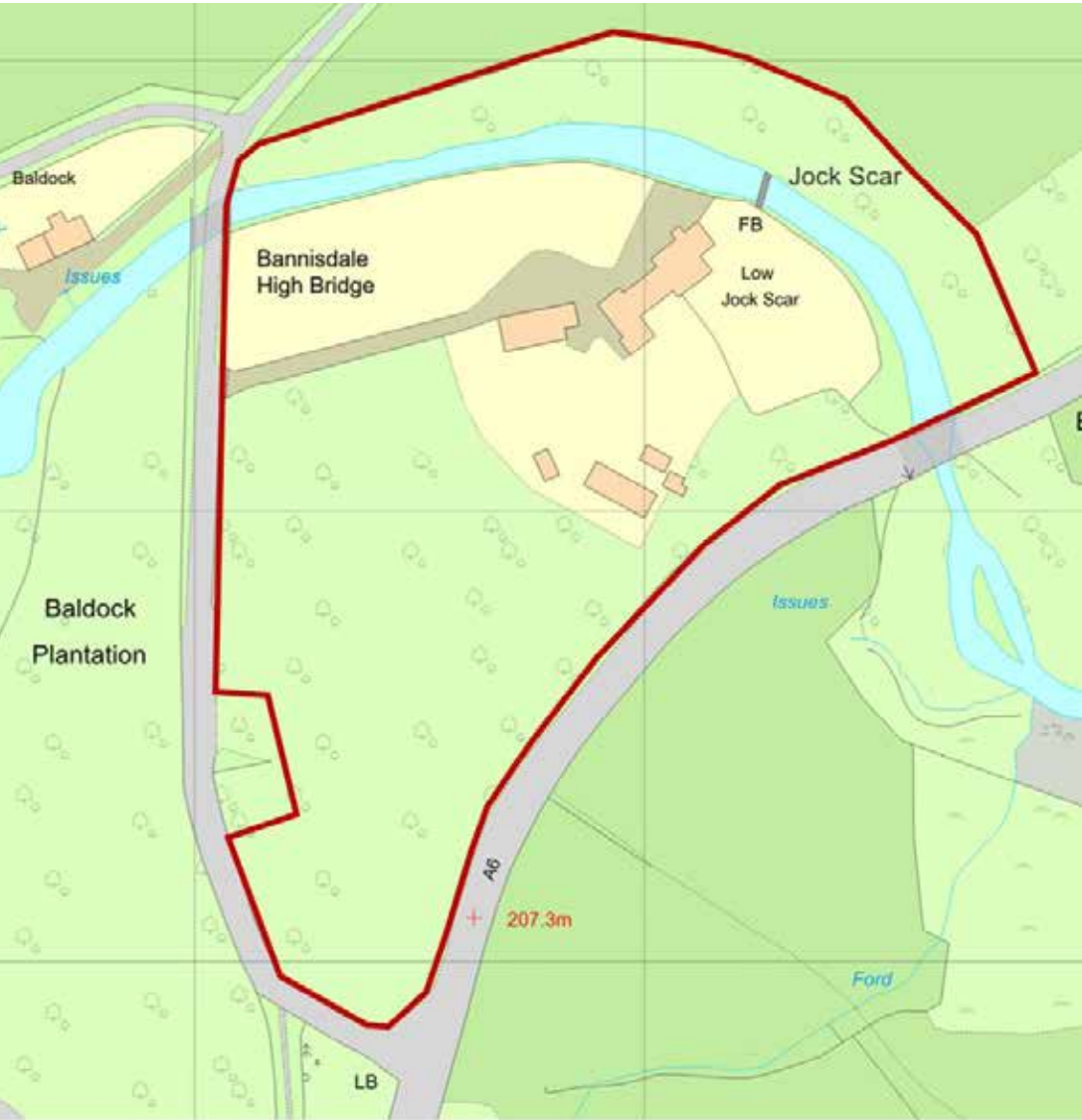
Services:
Oil fired central heating, septic tank drainage, main electricity and bore hole water. Except Woodside Cottage, Woodside cottage has an energy efficient air source heat pump and it's own independent sewerage treatment plant.

Energy Performance Certificate:
The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings:
Strictly by appointment with Hackney & Leigh.

What3Words:
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Directions:
From Kendal, follow the A6 north towards Shap. Continue past the turnings for Longsleddale and Selside. After approximately 6 miles, drive past Selside Village Hall and continue for about 500 yards. The entrance to Low Jock Scar Estate will be clearly signposted on your left-hand side. Turn in and follow the road, then take the first right, the driveway will lead you down to the cottages.



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

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