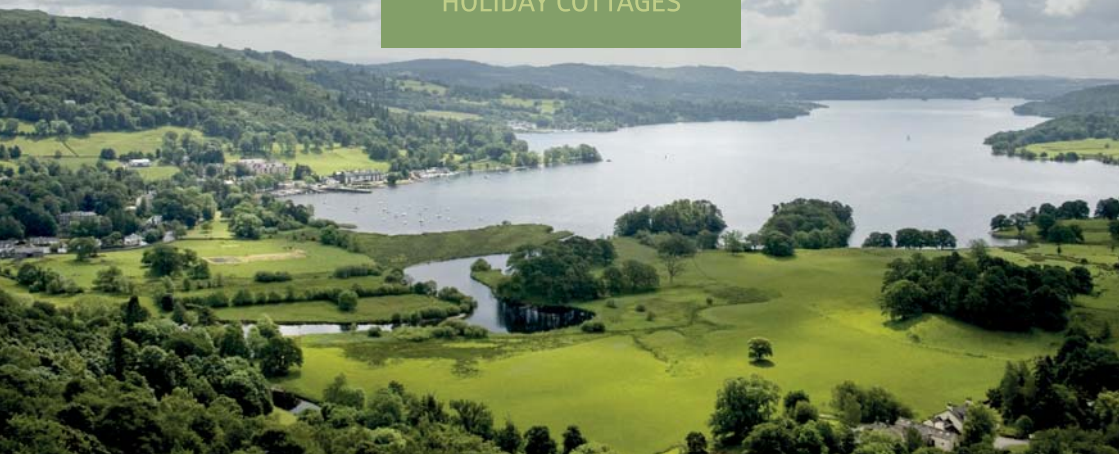




MATSON GROUND
HOLIDAY COTTAGES



Lake District Holiday Cottages

WINDERMERE & ULLSWATER

www.matsonground.co.uk



Welcome to Matson Ground Holiday Cottages



THE ESTATE has nine holiday cottages set in stunning locations.

ELM HOW is a large farmhouse near Patterdale and lies adjacent to one of the main footpaths to Helvellyn and Fairfield.

CRUCK BARN, originally a small barn for housing cattle, is now a cosy cottage for two in a stunning location in the Grisedale Valley.

THE LODGE is a fabulous cottage, refurbished to a high standard on the edge of the

beautiful Matson Ground Estate, close to Bowness-on-Windermere.

LOW CLEABARROW is a lovely old lakeland farmhouse and is set in beautiful surroundings, adjacent to the Dales Way.

HELM FARM consists of four holiday cottages and is very close to Bowness-on-Windermere yet in a very quiet rural location.

All our cottages include linen and towels.



Cottage Locations



Elm How

Location: **Patterdale** Pets: **Yes**
Sleeps: **8** (2 x double beds & 2 x twin-bedded)

Elm How is a lovely old farmhouse, ideally located close to Helvellyn, near Patterdale. It is a spacious 4 star dog friendly cottage sleeping 8. It has a stone circular staircase, a very large living room with a log-burning stove, a smaller sitting room and a large kitchen with dining area.

FACILITIES

- Bath & shower
- Fridge & freezer
- TV & DVD player
- Cot & highchair
- Linen & towels
- Large garden
- Log burner
- Footpaths from door
- Free wifi



Book online at www.matsonground.co.uk or call 015394 45756



Cruck Barn

Location: **Patterdale** Pets: **No**
Sleeps: **2** (1 x double bed)

The smaller of our Patterdale holiday cottages, Cruck Barn, was originally a small barn for housing cattle and is now a spacious 4 star cottage for 2, located next to one of the main footpaths up to Helvellyn.

FACILITIES

- Private parking
- Electric stove
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door



Eagle Cottage

Location: **Glenridding** Pets: **No**
Sleeps: **4** (1 x double, 1 x twin bedded room)

Eagle Cottage sits slightly above Glenridding village, up a steep narrow drive, with a good view of the lake from the garden and from the main bedroom upstairs. One of the footpaths up Helvellyn passes the drive entrance.

FACILITIES

- Private parking
- Log burner
- Private garden
- Lake views
- Central heating
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door



Book online at www.matsonground.co.uk or call 015394 45756



The Lodge

Location: **Windermere** Pets: **Yes**
Sleeps: **4** (1 x double, 1 x twin bedded room)

The Lodge, Matson Ground is a fabulous holiday cottage, refurbished to a high standard and set in stunning surroundings on a private Estate very close to Bowness-on-Windermere

FACILITIES

- Central heating
- Private parking
- Large garden
- Woodburner
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door



Low Cleabarrow

Location: **Windermere** Pets: **No**
Sleeps: **6** (2 x kingsize, 2 x single beds)

Low Cleabarrow is a lovely old spacious lakeland farmhouse set in rural surroundings on the outskirts of Bowness-on-Windermere. This well equipped cottage comes with ensuite bedroom on ground floor. The Dales Way passes close by.

FACILITIES

- Central heating
- Private parking
- Large garden
- Woodburner
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door



Book online at www.matsonground.co.uk or call 015394 45756



Helm Lune

Location: **Windermere** Pets: **No**
Sleeps: **5** (1 x kingsize, 3 x single beds or a 2nd double bed)

Helm Lune is the largest unit at Helm Farm near Windermere in the Lake District. It has a large, spacious living room with open-plan dining area.

FACILITIES

- Private parking
- Gas central heating
- TV, DVD, CD & radio
- Open fire
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door



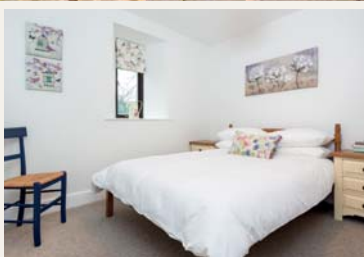
Helm Eden

Location: **Windermere** Pets: **No**
Sleeps: **4** (1 x double, 2 x bunk beds)

Helm Eden is on the ground floor of the Helm Farm complex near Windermere. There is easy access to Windermere and Bowness and direct access to a wide network of footpaths. The cottage contains 1 double and 2 bunk beds.

FACILITIES

- Private parking
- Open fire
- Gas Central heating
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door





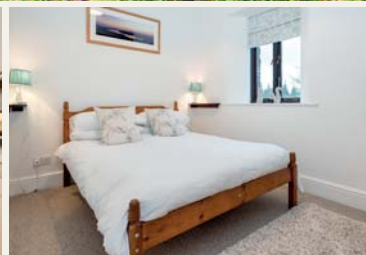
Helm Kent

Location: **Windermere** Pets: **No**
Sleeps: **4** (1 x double, 2 x bunk beds)

Helm Kent is on the first floor of the Helm Farm complex, reached by an external flight of stone steps. This is a spacious cottage for 2, or for a family of 4 and comes with 1 double and 2 bunk beds.

FACILITIES

- Gas Central heating
- Private parking
- Shared garden
- Open fire
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door



Helm Mint

Location: **Windermere** Pets: **No**
Sleeps: **2** (1 x double)

Helm Mint is a ground floor apartment which is well equipped and comfortably furnished. It has outside shared grounds with seating areas and bbqs, lovely walks from the front door.

FACILITIES

- Gas Central heating
- Private parking
- Shared garden
- Linen & towels
- Free wifi
- Cot & highchair
- Footpaths from door



Book online at www.matsonground.co.uk or call 015394 45756

Location Guides

Windermere

Windermere and the surrounding area offer a wide range of activities, with good shops and a good selection of cafés, restaurants, a cinema and high quality local attractions. There are steamer trips on the lake, sailing, canoeing and boat hire, and many walks on a good network of footpaths on both sides of the lake.

Venues/attractions within, or very close to, Bowness and Windermere:

The World of Beatrix Potter Townend (Historic Farmhouse)
Blackwell (The Arts & Crafts House)
The Royalty Cinema
Windermere Lake Cruises
Old Laundry Theatre

Glenridding & Patterdale

These villages are situated at the Southern end of Ullswater and from here you can take trips on the historic Ullswater Steamers, or hire rowing boats and motor boats from St Patrick's Boat Landing. Glenridding and Patterdale offer pubs, cafés, restaurants and a few shops. This area is an ideal base for walking on Helvellyn, Fairfield and the surrounding fells and there are also plenty of lovely low level walks.

Other attractions:

Aira Force (National Trust owned waterfall & woodland)
Dalemain (Mansion & Historic Gardens)
Rheged Centre (Lake District Attraction & Family Activities)





How to Book

You can book our holiday cottages online by going to
www.matsonground.co.uk

The website contains more images of the cottages and displays prices and current availability.

You can also call us direct at the **Matson Ground Estate Office** on **01539445756**, or by emailing us at **info@matsonground.co.uk**



 **nurture lakeland.org**
tourism and conservation working in partnership

the lakeland district
Cumbria



MATSON GROUND ESTATE

The Estate Office, Matson Ground, Windermere, LA23 2NH

015394 45756 | info@matsonground.co.uk | www.matsonground.co.uk