



WATERFOOT
PARK

Your
Holiday Home
in the
Lake District



On the mountains:

In the combinations which they make, towering above each other, or lifting themselves in ridges like the waves of a tumultuous sea, and in the beauty and variety of their surfaces and colours, they are surpassed by none.

William Wordsworth

Welcome

Waterfoot Park

Waterfoot Park, is located in the Ullswater valley within UNESCO World Heritage Site, The Lake District National Park. Easily accessible from the M6 and main transport links.

The Park is located on the Ullswater Way circular lake walk, and just a ten minute walk from Ullswater 'Steamers' Pier and the charming village of Pooley Bridge, with its array of tea rooms, restaurants and traditional inns.

Waterfoot Park lies within the grounds of a Georgian Mansion surrounded by ancient woodlands, home to the UK's native Red Squirrel. The Park has panoramic vistas of England's most beautiful lake, Ullswater. Our location ensures the tranquility that owners expect so you can enjoy your Holiday Home with your friends, family and new neighbours.

For those with a sense of adventure and love of the great outdoors, Waterfoot Park offers the perfect location for your Holiday Home.

Two of the most important aspects to remember when purchasing a Holiday Home are location and what you like to do. Each of our Parks offer different lifestyle choices for that perfect holiday time and time again. To view all of our Parks, please visit lakedistrictstates.com/holidayhomesales.co.uk

What's on Ullswater

There's lots to do on your doorstep, jump on a boat and enjoy great Ullswater adventures...



Located in the Ullswater Valley within the UNESCO World Heritage Site, the Lake District National Park and easily accessible from the M6 and main transport links. We are perfectly placed for exploring.

Visit Ullswater.com and lakedistrict.gov.uk for events and to discover more about the local area.



Food & Drink

- 1 1863 Bar Bistro, Pooley Bridge
- 2 Granny Dowbekins Tea Room and Garden, Pooley Bridge
- 3 Pooley Bridge Inn
- 4 Sharrow Bay, Ullswater
- 5 The Crown, Pooley Bridge
- 6 The Sun Inn, Pooley Bridge



Shopping

- 7 Catstycam, Glenridding
- 8 Cranstons, Penrith
- 9 Peter Rabbit & Friends™ Keswick
- 10 Rheged, Penrith
- 11 Treetops, Pooley Bridge
- 12 Ullswater 'Steamers' TIC



Things to do

- 13 Dalemain Mansion & Gardens
- 14 Lakeland Boat Hire
- 15 Lowther Castle
- 16 Rheged Cinema, Penrith
- 17 Rookin House Farm Equestrian & Activity Centre
- 18 Ullswater 'Steamers'



Local Walks

- 19 Aira Force Waterfalls
- 20 Hallin Fell
- 21 Helvellyn
- 22 High Street & Cockpit Stone Circle
- 23 Lanty's Tarn
- 24 Ullswater Way Walks

Visit Ullswater.com and lakedistrict.gov.uk for details on more walks and places to visit.

Part of the Family!

Lake District Estates is a family run business and we take pride in the family orientated aspect of our Parks. All of our Holiday Home property is privately owned, ensuring you the exclusivity that you desire.

- We will include site fees, insurance and rates for an agreed period within your initial purchase price
- Let us take care of siting and connections on your chosen pitch
- There are options to add decking to your Holiday Home – please ask
- Each pitch has an allocated parking space next to the Holiday Home
- Ten month holiday season including Christmas and New Year
- Wi-Fi available



Memories that last a lifetime start here.

5 simple steps to becoming an owner...

1

How to choose the right location and Holiday Park based on your lifestyle choices.
Do we offer the right facilities on the park and in the local area?
Are we within a suitable distance from your main home?
Are you looking for a busy and social Park or a quiet and relaxing retreat?
What is your preferred length of season?

2

Consider the annual running costs such as site fees etc.
We can help to make this clear on your first visit.
Work within your budget to find the right Holiday Home for you, we'll also help you find you the right pitch at Waterfoot Park.

3

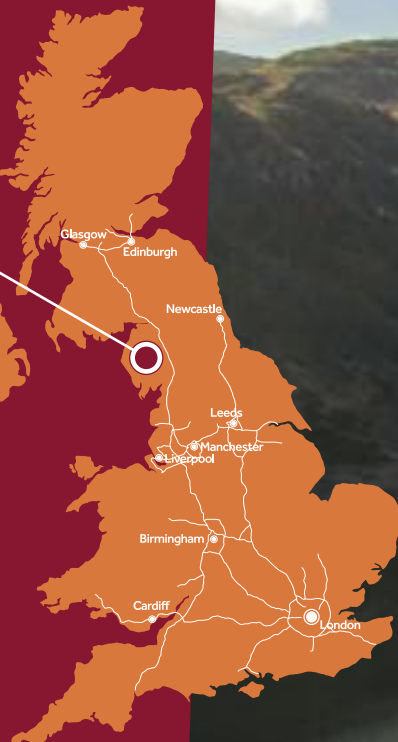
Please consider the following before making your decision.
Do you wish to invite extended family and friends to stay, if so will there be enough berths. You may find you need more room as your family grows up.

4

Arrange a date that suits you to move into your new Holiday Home.
We will arrange for the paperwork to be completed on your arrival and a welcome handover over with our Park Manager.
We can go through all aspects of Holiday Home ownership and answer any further questions you may have.

5

Start enjoying your new lifestyle and carefree holidays, time and time again.
Memories that last a lifetime start here!
If you have any questions, please don't hesitate to get in touch, we're here to help.



Waterfoot Park

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