

By Car

From the South leave the M6 Motorway at Junction 36 and travel via the A6 and then A591 to Windermere. Take the A592 signed to Ullswater. Follow the map alongside from Patterdale. The Kirkstone Pass is unfit for use in extreme weather conditions.

From other directions, at the M6 Junction 40 roundabout take the A66 Keswick road. At the next roundabout follow signs to Ullswater, following the A592 to Glenridding. Follow the map alongside from Glenridding.

By Train and Bus

The nearest station is Penrith. Cumberland Stagecoach Service 108 travels from the Penrith bus and train stations and will drop you outside the Estate Office. Please ask for a timetable or phone Traveline 0870 608 2608.

By Air

The nearest convenient airport is Manchester. Most international car hire companies have a desk at Manchester (Avis +44 (0)161-436 2020); Hertz +44 (0)161-437 8208) From Airport follow signs M56 and the M6 North to Preston then see above.

The Estate Office is clearly signed halfway between Glenridding and Patterdale.



The area in which Patterdale Hall Estate stands is resonant with the names of famous mountains: Helvellyn, St. Sunday Crag, Dollywaggon Pike, Fairfield. All these, and more, are our near neighbours, and within reach of the active.

For those who seek water-based activities, there are ample opportunities on Ullswater for sailing, angling, canoeing, wind-surfing . . . or just a cruise on the steamer.

For the motorist, Patterdale forms a convenient base for exploring the Lake District as a whole.

And for those who seek peace and tranquillity amid superb surroundings, there is the Estate itself. Within its three hundred private acres, it contains:

- A hundred acres of private woodland and garden, where picturesque footpaths meander among tall trees, climb beside a tumbling beck and wind invitingly up the wooded slopes of Keldas to Lanty Tarn, with superb views of Ullswater below.
- Its own private foreshore.
- Seventeen self catering properties of various prices and sizes to suit most tastes and pockets.
- A working hill farm.

In a magnificent mountain setting at the southern tip of Ullswater in the English Lake District, Patterdale Hall Estate is ideally situated for holidays and outdoor activities. Its spacious wooded grounds reach from the shores of the Lake to the lower slopes of the Helvellyn range.

How to book & Pricing

Please read the "Booking Conditions". If you are unclear about any points please contact us to discuss. The payment of your deposit assumes that you have read, understood and agree to abide by the conditions.

1. It is recommended that you make your Provisional Booking by phone to check the dates you require are available.
2. We will hold your Provisional Booking for five working days.
3. All reservations must be confirmed in writing accompanied by a non-refundable deposit of £50 per week. All weekends and midweek holidays are payable for in full at the time of booking. All prices are inclusive of V.A.T. Cheques should be made payable to Patterdale Hall Estate. Visa, Eurocard, Access, Maestro, Mastercard, JCB, Solo Et Switch accepted.
4. We invoice you within 28 days of your holiday for the balance due. This must be paid by return.

Bookings for less than one week

Will be available from 6th January to 31st March, and between 27th October and 15th December and may be booked up to one year in advance.

At other times of the year bookings for less than one week will be accepted within two weeks of planned arrival. Please ring for availability.

Charges: Two nights @ 4/7 of the prevailing weekly rate; Three or four nights @ 5/7 of the prevailing weekly rate; Five or six nights @ 6/7 of the prevailing weekly rate

Prices include 'Economy 7' central heating, plus one tankful of hot water per day. Additional electricity is paid for through pre-payment £1 coin meters.

A week's stay begins at 3.30pm on a Saturday and ends at 10.30 am on the following Saturday. Bed linen can be provided at £3.65 and a pair of towels at £2.00, each per person per set, payable 28 days before the start of your holiday. Otherwise visitors should bring their own bed linen and towels.

All accommodation is fully carpeted. Each property contains: non-feather duvets and pillows; colour TV; electric cooker; refrigerator; freezer; microwave; iron and board; toaster; cooking utensils; crockery and cutlery.

Laundry facilities and payphone are on site. Local shops, Post Office and Information Centre within 1 mile.

The people you are most likely to speak to in the Estate Office are Jon Holdsworth (Estate Administrator) and Sue Kay (General Manager). Our duties are not totally confined to the Office, so please leave your name and daytime contact telephone number on our answer phone

Please note that the Estate operates a no smoking policy in all properties.

Weekly rate per property – 2007

	Chalets	Lodges	Cottages	Coach Houses	Dairy	Boothies
	£	£	£	£	£	£
7 Jan - 31 Mar	211	252	263	240	165	160
31 Mar - 14 Apr	394	455	465	430	298	289
14 Apr - 26 May	291	338	344	319	219	213
26 May - 2 June	394	455	465	430	298	289
2 - 30 June	358	415	424	392	269	265
30 June - 21 July	394	455	465	430	298	289
21 July - 1 Sept	424	492	499	463	307	302
1 - 29 Sept	358	415	424	392	269	265
29 Sept - 20 Oct	271	316	322	299	206	201
20 - 27 Oct	358	415	424	392	269	265
27 Oct - 15 Dec	211	252	263	240	165	160
15 Dec - 5 Jan	394	455	465	430	298	293

Booking Conditions

The Contract for hire is between you as the hirer and Patterdale Hall Estate Ltd. The Contract does not take effect until the Estate dispatches written confirmation of your booking to you.

1. Hire Terms. All terms are quoted in £ sterling per week occupied. As soon as your booking is confirmed by the Estate in writing the hire terms are guaranteed with the exception of 2 below.
2. V.A.T. Hire terms include V.A.T. at the current rate and are subject to change if the appropriate national V.A.T. rate changes.
3. Provisional Bookings will be held for five working days awaiting written confirmation and the deposit from you.
4. Deposits. A non-returnable deposit of £50 per week booked is payable to secure the booking.
5. Balance of payment, which is non refundable, is payable 28 days before the start of your holiday. (We offer cancellation insurance at a low cost).
6. Last Minute Bookings. When bookings are made less than 29 days before the start of your holiday the full rental is payable at the time of booking.
7. Number of Persons. The maximum number of persons allowed to sleep in each holiday home is shown in the brochure. This number may not be exceeded and the Estate reserves the right to terminate hire without notice and without refund for breach of this condition.
8. Extras. Primary space and water heating is free. Secondary space and water heating is paid for via £1 coin slot meters.
9. Groups. Non family groups are charged a refundable housekeeping deposit of £50.
10. Pets. Pets by arrangement in Cottages, Bannerdale and Martindale only, A £20 refundable housekeeping deposit is charged for your first stay.
11. Occupation. All holidays start at 3.30pm on arrival day. If the Estate is prevented by circumstances beyond its control from making the holiday home available and cannot provide a suitable alternative all monies paid by you will be refunded but no further liability can be accepted.
12. Departure. Your holiday home must be vacated by 10.30am on the final day of hire, and must be left in a clean condition. Weekend bookings finish at 6pm on Sunday.
13. Minors. Bookings from persons under 21 years cannot be accepted. At least one occupant must be over 21 years, be the responsible person and stay throughout the holiday.

14. Unsuitable Hirers. The Estate reserves the right to decline a booking or refuse to hand over a holiday home to any person who, in its opinion is not suitable to take charge. In this case, the hire terms paid shall be refunded in full and the contract shall be discharged without further liability on either party. The Estate reserves the right to repossess the holiday home at any time where damage or nuisance has been caused by the hirer or any member of the hirer's party or in the opinion of the Estate is likely to be caused by the hirer or any member of the hirer's party. In such a case the Estate shall not be liable to make a refund of any portion of the hire terms paid.
15. Modifications and Descriptions. Every effort is made to ensure that descriptions contained in the brochure are correct. In the interest of continued improvements the Estate reserves the right to alter or delete furniture, fittings, amenities and facilities without prior notice.
16. Hirer's Responsibilities. The hirer is responsible for the holiday home and its equipment during the period of hire and is expected to take all reasonable care of it. You are advised to check on arrival and report any shortcomings, damage or missing items immediately to the Estate Office. The hirer must undertake to report and pay for any damage caused to the holiday home, or for equipment lost, damaged broken or stolen during the occupancy of the home. Unsuitable substitutes are not acceptable. All equipment, utensils etc must be left in a clean condition at the end of the hire period. You are expected to 'leave as found'.
17. Hirer's Property. The Estate does not accept any liability for loss or damage to personal effects, baggage or vehicles belonging to the hirer or any members of the hirer's party except in so far as the loss or damage arises from a substantial defect existing in the holiday home or its surrounds and which was known or should have been known to the Estate but for its negligence.
18. Disputes. Any disputes, difference or question which may arise out of the Contract or the subject matter thereof may be referred to a single arbitrator to be agreed upon between the parties (or failing agreement to be nominated by the President for the time being of the Law Society on the application of either party in accordance with the provision of the Arbitrator's Act 1950 or any statutory modification or re-enactment thereof for the time being in force). The above does not cancel the right of either party to use the less expensive small claims court procedure.