

LINTHWAITE HOUSE

LAKE DISTRICT · UNITED KINGDOM

LEEU COLLECTION

Infinite Love, Infinite Luxury.

Your Wedding at Linthwaite House

Welcome to Linthwaite House

Originally built as a private house in the year 1900 by the Pattinson family, Linthwaite House was originally named Burns House.
With the family spending almost 20 years in summer holidays in this home, these walls are sure to store some interesting stories, hold magnificent memories and share some fascinating secrets.

Set in 14 acres of land on a hilltop overlooking the lake, Linthwaite House originally had only five bedrooms. In 1908, the house was extended to create a large drawing room, called the Billiard Room.

In 1969, Nick and Julia Liddell, along with the Adamsons, purchased the property.
It was in this year that Linthwaite House became a guesthouse with five bedrooms.

In 1990, Mike and Jean Bevans bought the hotel and refurbished it, adding The Conservatory and a further seven rooms in the process.

In April 2016, Analjit Singh acquired Linthwaite House, then a charming 30-room country retreat. After closing its doors that June, the hotel reopened two years later, fully transformed and boasting six stunning new Fell Suites.

Though time has claimed some original features, the stained-glass windows by the entrance, the unique staircase in reception, and the fireplaces remain, quietly celebrating the house's rich heritage.





"We wanted an exclusive venue which was set in a beautiful and relaxing location and, of course, excellent food. Linthwaite ticked all the boxes. Finding the ideal wedding venue is a major part of your wedding day - we fell in love with Linthwaite within minutes of arriving."

- Mr. & Mrs. Hatfield

Magical Lakeland Setting

With beautiful vistas at every turn, Linthwaite House provides a stunning backdrop to any wedding.

Breathtaking views of Lake Windermere and the Lakeland fells beyond create the most romantic and beautiful setting for your special day.

Enjoy the spring flowers in our woodlands, the summer sunsets over the lake, the golden tones of autumn leaves in our beautifully landscaped gardens or the snowy wonderlands of the frozen tarn in winter. Whenever you choose to join us at Linthwaite House, our grounds will provide the perfect setting for your day.







Beautifully Designed Interiors

Every space in Linthwaite House has been beautifully designed to complement this historic home.

From our stunning Bar & Conservatory overlooking Lake Windermere and the terrace beyond, to Henrock by Simon Rogan MBE. Each room offers the perfect space to toast your wedding, dine in elegance, or host your ceremony.

The Bar & Conservatory

The Bar & Conservatory offers a culinary experience blending sophistication with charm. Head Chef Gerald van der Walt's inspired menus ensure flavourful and seasonal offerings.

Guests can enjoy the welcoming atmosphere indoors or the expansive terrace overlooking the Coniston Fells. Catering to diverse tastes, it's the perfect setting to unwind, host rehearsal dinners, enjoy pre- and post-ceremony drinks, and indulge in culinary delights amidst stunning natural beauty.

Rooms & Suites

This luxurious 36-room boutique hotel is located in the heart of England's Lake District on a hilltop overlooking Windermere, surrounded by established gardens and well-maintained private woodland grounds.

Every room and suite in Linthwaite House is unique.

Get ready in style in our Loft Suite or spend your wedding night in one of our Fell Suites. Each suite has its own style and offers luxurious amenities, including hot tubs in selected rooms.

Rest assured that your wedding guests will sleep comfortably in our rooms, and there will be space for all.

CATEGORIES	Size (m^2/ft^2)	No of rooms
Classic	18/194	5
Superior	24/258	11
View	27/290	7
Luxury	36/381	5

CATEGORIES	Size (m^2/ft^2)	No of rooms
Loft Suite	38/409	1
Junior Fell Suite with Hot Tub	53/570	2
Lake View Hot Tub Suite	59/635	1
Fell Suite	66/710	2
Fell Suite with Hot Tub	66/710	2

Rooms are equipped with premium technology and include:

- Wi-Fi access
- International sockets/plugs available on request
- Pod coffee machine
- Air conditioning with individual temperature control in certain rooms
- Underfloor heating in certain bathrooms
- High-definition flat-screen smart television
- Bathrobes and slippers
- Double vanities in certain rooms
- Hairdryer
- Voltage 220V

Leisure facilities

- On property spa treatments
- Mini fitness room
- Croquet on the front lawn
- Pétanque pitch for playing boules
- Private grounds to explore *(Wellingtons are available in various sizes)*
- Outdoor chess set
- Summerhouse overlooking the tarn
- Rowing boat hire on the tarn
- Complimentary use of bicycles







"The location of our wedding was so important to us. Linthwaite House is set in a stunning location. The views of the lake and the hills are beautiful and were perfect for our wedding photos. We always wanted to have our wedding in the Lake District, but we wanted a location that was tranquil and peaceful.
We loved the fact that it was exclusive and hidden away from the world."

- Mr. & Mrs. Jackson

Ceremony Venues

The Mere: This light-filled space, with its open roof trusses, tall windows, timber floors and natural finishes, perfectly complements the collection of art and sculptures and the surrounding area.

Windermere Deck: Imagine your dream wedding ceremony on our enchanting deck, overlooking the shimmering expanse of Windermere Lake.
A gentle breeze carries the scent of wildflowers, adding a touch of untamed beauty to the ceremony.

Front Lawn: A sun-dappled front lawn, gently sloping towards a serene lake or framed by majestic trees, where the melody of birdsong mingles with the soft rustle of leaves in the breeze.

Tarn & Tarn Cabin: A Tarn cabin wedding offers a rustic and intimate setting overlooking our private tarn. This venue is ideal for the 'Simply Us' package. We have two boats available to add to the experience.

With all the above venue options, your day is sure to be as unique and breathtaking as the landscape itself, a perfect start to your happily ever after.

A team of dedicated staff and event planners are on standby, ready to assist you in bringing your vision to life, from selecting the perfect menus to coordinating every detail of decor and entertainment.
Whether it's a big wedding with close family and friends or an intimate affair just the two of you, we ensure that every wedding is an unforgettable experience filled with love, laughter, and cherished memories.

Kindly note that all our venues can accommodate up to 50 guests.







Wedding Breakfast at Henrock by Simon Rogan

After the ceremony, enjoy a unique wedding breakfast at Henrock, nestled within Linthwaite House overlooking Windermere and the rugged fells. This makes a picturesque location for a countryside celebration.

The restaurant is led by award-winning Chef Simon Rogan MBE. Henrock opened its doors within Linthwaite House in October 2019 and showcases natural, perfectly seasonal ingredients in a relaxed, informal setting.

The restaurant is committed to sustainability in all its forms. The growers at Our Farm and the chefs work together to implement innovative growing methods that yield near-perfect ingredients, and the restaurant manager incorporates surplus ingredients into creative cocktails and non-alcoholic drinks.

Executive Chef Paul Burgalières and Head Chef Mark McCabe would be delighted to discuss your wedding menu with you. It can be chosen from a selection of set menus or from a bespoke menu.

Exclusively Yours at Linthwaite House

If you are looking for a day dedicated to you and your guests, why not book exclusive use of Linthwaite House for your wedding day? You will be able to enjoy private use of our grounds, hotel and rooms for you and your guests.

This package includes:

- Private use of Linthwaite House and grounds, including the 36 rooms and suites
- One complimentary room for the night prior to the wedding with breakfast included
- A dedicated wedding coordinator to help create your special day
- Complimentary menu tasting for you and your partner as part of the planning process
- Your Civil ceremony, which can be held in our events suite: The Mere, provides an elegant backdrop to your ceremony or Henrock. We are also happy to discuss other locations for your use. Any location can hold a maximum of 50 guests
- A drinks reception with Henrock canapés on our beautiful terrace and in our Bar & Conservatory, which overlooks Lake Windermere. A welcome drink for your guests will be provided on arrival at the hotel
- 3-course wedding breakfast, crafted by Michelin-starred chefs. Followed by speciality tea, coffee and petit fours. We have a selection of dish suggestions to help you choose your perfect meal
- Alongside your wedding breakfast, half a bottle of sommelier-selected wine will be served per guest. And to toast the happy couple, a glass of English sparkling wine will accompany
- We will provide white Chivari chairs and white table linen as the perfect backdrop to your chosen scheme
- During your evening of celebrations, snacks from Henrock will be served
- Your first morning as a married couple will be celebrated by a full English breakfast with all your family and friends, catered by our Linthwaite House team

RATES START FROM:
£31 000



Terms & Conditions at Linthwaite House

EXCLUSIVE USE

Booking:

• A provisional booking for your preferred wedding date (if available) will be held for up to 30 days whilst you check availability with your local registrar, Cumbria registration or church. If no written confirmation is received within this time frame, the booking will be released. Rebooking will be subject to availability
• You will be issued a wedding contract, which will need to be signed and returned within 7 days of paying a deposit
• We require a full rooming list, final numbers, table plan and menu choice(s) 6 weeks prior to your wedding celebrations
• Should you choose to offer a choice for your wedding breakfast, i.e., a choice of 2 starters, 2 mains and 2 desserts, there will be a supplement of £15 per person
• For exclusive use of Linthwaite House on a Saturday, April – October, you will be required to take the venue for two nights (Friday and Saturday or Saturday and Sunday)
• Should you decide to host your wedding celebration on a bank holiday, the tariff offered will be a Friday and Saturday tariff, and the same minimum length of stay will apply
• If exclusive use of Linthwaite House is taken, but not all the bedrooms are occupied, you are liable for the charge of all bedrooms
• Fireworks, helicopters, drones and marquees are not permitted at Linthwaite House

Deposit:

• A non-refundable 25% deposit is required upon acceptance of the quote and terms and conditions to secure the reservation
• A further non-refundable 50% deposit is due 60 days prior to the event date
• Full balance payment is required 30 days prior to the event date
• Final room nights to be confirmed 60 days prior to arrival, and the client to be invoiced accordingly

Cancellation:

• Cancellation between 12 weeks up to and including the day of the event (both dates inclusive) – 100% of the total price
• Cancellation between 20 and 12 weeks in advance – 75% of the total price will be invoiced to the client
• The non-refundable 25% deposit paid by the client remains non-refundable, even if the client should cancel more than 20 weeks in advance
• No shows and premature departures forfeit 100% of the total accommodation price
• We always recommend that guests take out travel insurance.

Please note that the above terms and conditions only pertain to Linthwaite House and Henrock. Kindly read through all other terms and conditions relating to external suppliers.

This wedding package is valid until February 2027



"When we first arrived to view Linthwaite House as a potential wedding venue, we almost instantly knew this was the place for us. Everything from the stunning panoramic views of Lake Windermere (which provided the perfect backdrop to our wedding photos) to the elegant rooms (we stayed in the Loft Suite, which was perfect). Linthwaite was everything we could have hoped for in a wedding venue."

– Mr. & Mrs. Landry

Simply us at Linthwaite House

'Simply Us' package at Linthwaite House offers a unique and intimate wedding experience. Whether it be just the two of you or a small gathering of your nearest and dearest, we want to give you the most special of days.

Included in your day will be:

- 2-night stay for you and your partner on a bed and breakfast rate
- 5-course evening meal to celebrate your day in Henrock
- A glass of English sparkling wine to toast the special occasion
- The use of the venue for your civil ceremony

This package can accommodate up to 8 guests. If you would like members of the Linthwaite team to serve as your witnesses, we would be honoured to do so.

Please contact the Registrar directly for dates and costs, as these are not included in the package.

RATES START FROM:
£1, 393 PER ROOM
£1, 788 PER SUITE

THE MORE, THE MERRIER:
£180 PER PERSON



Terms & Conditions at Linthwaite House

SIMPLY US

Booking:

• A provisional booking for your preferred wedding date (if available) will be held for up to 14 days whilst you check availability with your local registrar, Cumbria registration or church. If no written confirmation is received within this time frame the booking will be released. Rebooking will be subject to availability
• You will be issued a wedding contract, which will need to be signed and returned within 7 days of paying a deposit
• Fireworks, helicopters, and drones are not permitted at Linthwaite House

Deposit:

• All reservations must be confirmed by credit or debit card
• Full payment for the reservation will be debited from the card number provided 7 days prior to arrival
• Failure to provide full payment 7 days prior to arrival will result in the cancellation of the room

Cancellation:

• Rooms can be cancelled free of charge until 12noon, 7 days prior to arrival
• Rooms cancelled within 7 days of arrival; full cancellation will apply
• We always recommend that guests take out travel insurance

Please note that the above terms and conditions only pertain to Linthwaite House and Henrock. Kindly read through all other terms and conditions relating to external suppliers.

This wedding package is valid until February 2027



"Our lovely legal wedding day was made beyond perfect by the whole team at Linthwaite, in particular Karen, who just went above and beyond to make our intimate wedding day super special and something we will always remember. The setting, the food, the drinks and the service were just amazing and couldn't have been more perfect- we will never ever forget it, and we can't wait to come back and celebrate for many more years! Thank you so much. All our love."

– The Rowleys



LINTHWAITE HOUSE

LAKE DISTRICT · UNITED KINGDOM

LEEU COLLECTION

Linthwaite House, Crook Ln, Bowness-on-Windermere,
Windermere LA23 3JA

+44 (0) 15394 88600

events@linthwaitehouse.com

www.leeucollection.com/UK

Terms & Conditions Apply.