Penrith,
Lake District

ARC LAKES

Sleeps 34
10 bedrooms and 11 bathrooms
Superking beds with luxury toiletries
DDA-compliant bedroom

Indoor pool
Hot tub and sauna
Cinema room
Yoga Studio
Outdoor kitchen with pizza oven

Concierge service via ARC Concierge
Housekeeping & Chef on request
Dedicated House Manager
Curated local activities



ARC Lakes

High fells, still lakes and firelit evenings. Retreat or adventure at this restored stone farmstead on the edge of the Lake District.

Sensitively restored with a timber-lined pool house and a slate-roofed outdoor kitchen, ARC Lakes is designed to host large groups of up to 34 people. From family celebrations to corporate away-days or wellness retreats, the house offers something for everyone with a candlelit dining hall, three lounges, a cinema room and yoga studio, an indoor pool, alfresco kitchen, wood-fired hot tub and sauna.

A bespoke table beneath the original oak roof trusses



Natural light filters through the timber of the indoor pool



Twin braai grills and a pizza oven under a slate-roofed shelter



Lakes

Penrith, the historic red-sandstone market town at the gateway to the Lake District, sits between the high fells and the gentle Eden Valley. It's the perfect base to explore England's most celebrated national park, with Ullswater just a short drive away and Keswick, Helvellyn and the North Pennines all within easy reach.





Lakes

Distance from

London - 5 hours / 285 miles
Manchester - 1 hour 45 minutes / 115 miles
Newcastle - 1 hour 15 minutes / 65 miles
Edinburgh - 2 hours 15 minutes / 125 miles

Nearest airport

Newcastle - 1 hour 15 minutes / 65 miles

Nearest train station

Penrith - 28 minutes / 10 miles
(London - 3 hours, Glasgow - 1 hour 20 minutes)

STAY



Choosing ARC ensures a luxury stay for all guests. Each of our bedrooms is designed to offer comfort worthy of a boutique hotel, with below as standard:

- Superking beds (available as twins)
- Ensuite bathrooms
- 1,000 pocket spring luxury mattress
- Egyptian cotton bedding
- Bespoke ARC welcome jumpers
- LA-EVA organic toiletries
- Pool and bath towels
- DDA-compliant bedroom





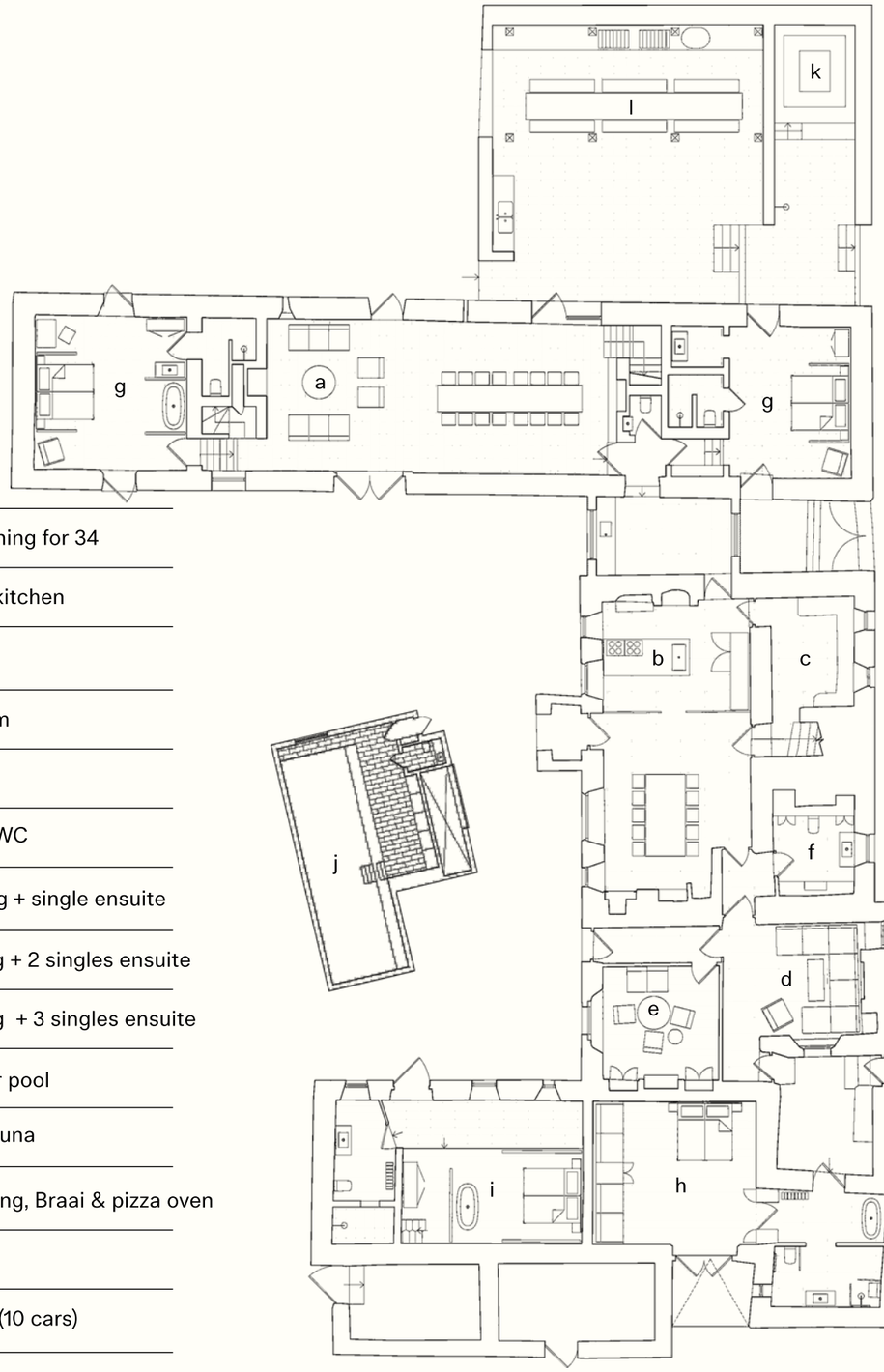


“The houses are inspired by the kind of places people have always escaped to – for fresh air, rest, and time together. ARC is my way of combining thoughtful design with the comfort and warmth of staying somewhere that feels like home.”

Tom Leahy, Founder

Ground Floor

From firelit lounges for quiet conversations to a dining hall that seats the whole party, ARC Lakes comfortably caters to groups of all sizes. Plus, with its timber-lined indoor pool, cinema room, yoga studio, wood-fired hot tub, sauna and covered alfresco kitchen, there's everything you need to create unforgettable memories.



A	Lounge & dining for 34
B	Farmhouse kitchen
C	Larder
D	Cinema room
E	Snug
F	Downstairs WC
G	2 x superking + single ensuite
H	1 x superking + 2 singles ensuite
I	1 x superking + 3 singles ensuite
J	12.5m Indoor pool
K	Hot tub & sauna
L	Outdoor dining, Braai & pizza oven
M	Yoga Studio
N	Car Parking (10 cars)























Bedrooms - 10 bedrooms & 11 bathrooms

Each bedroom pairs lime-washed walls and reclaimed timber with crisp white linen and soft wool throws. Vaulted attic rooms sit beneath the original roof beams, while hand-hammered copper baths bring a touch of old-fashioned indulgence.



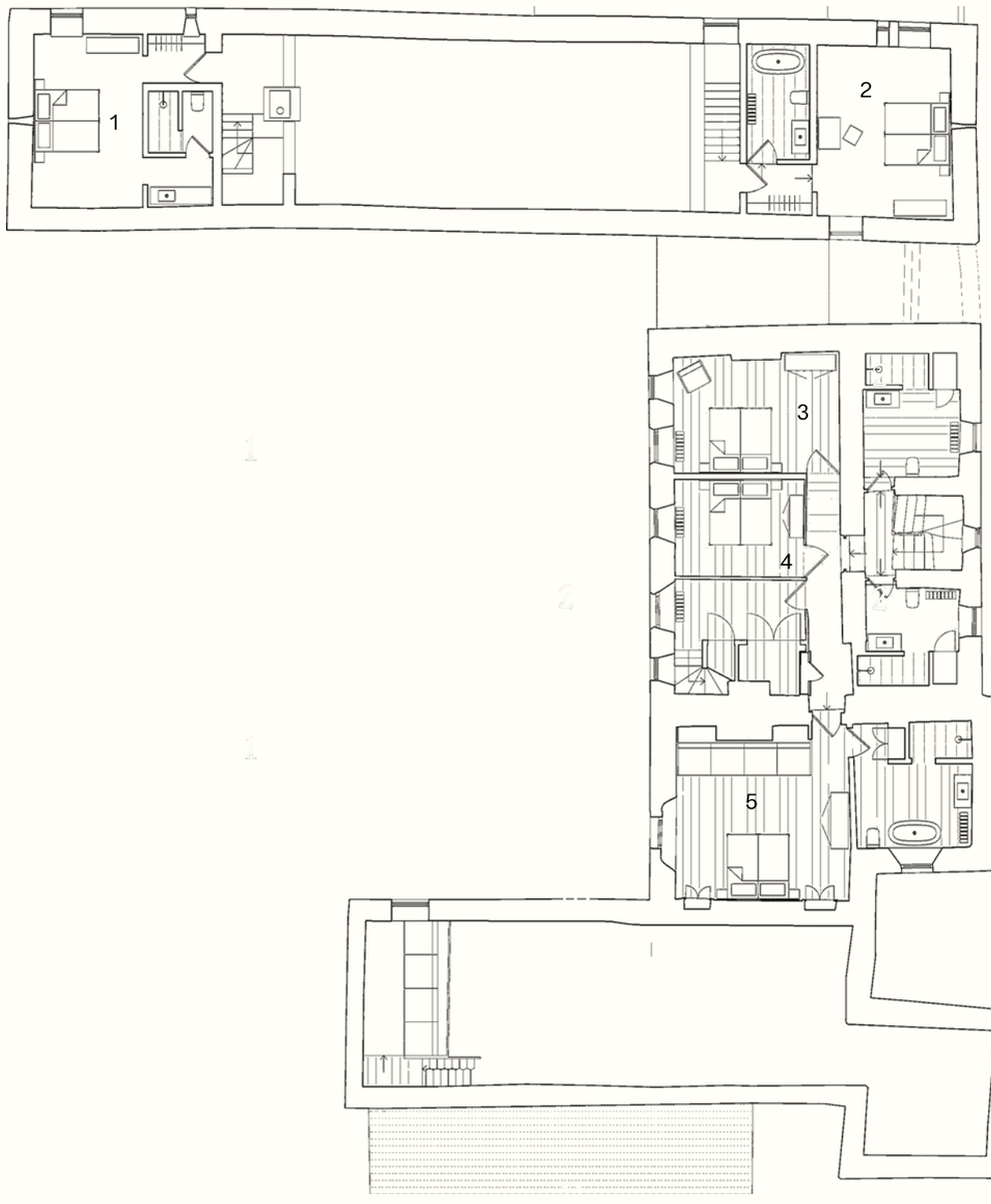






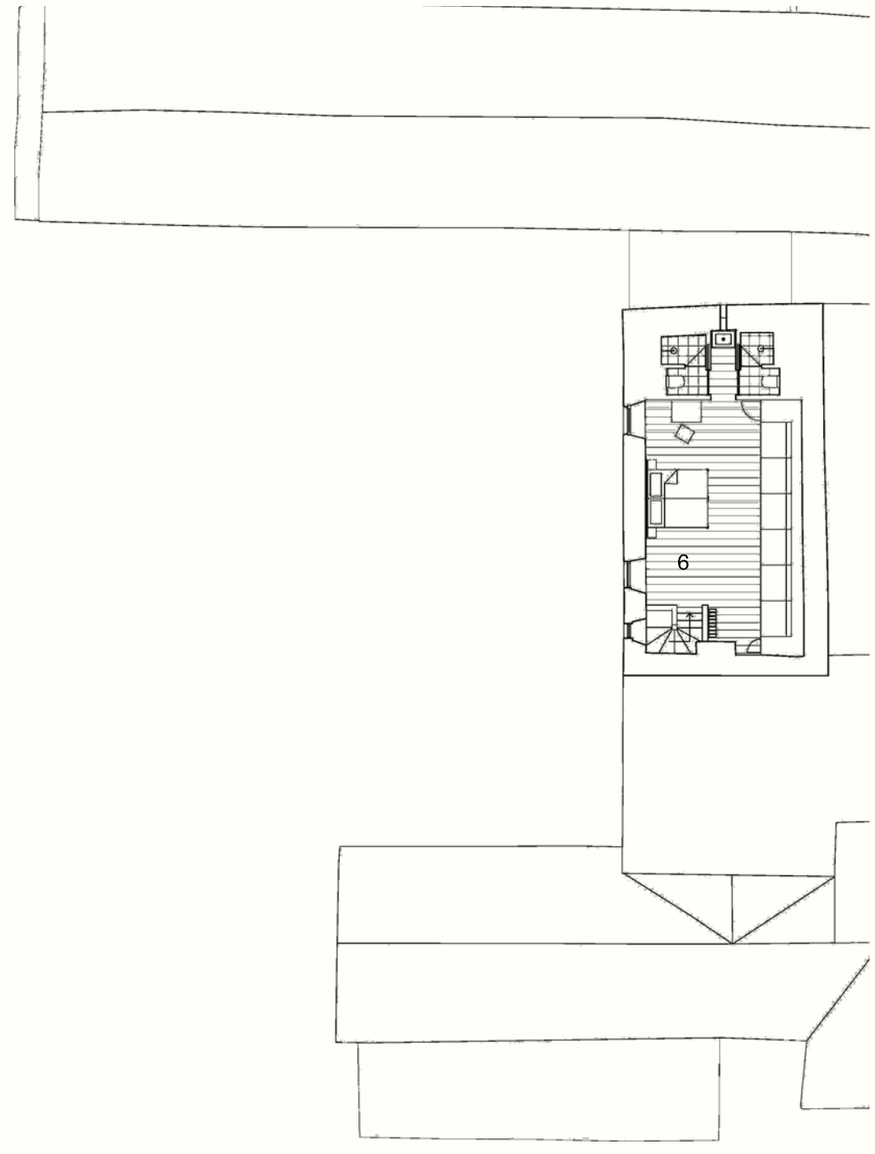
First Floor

1	Superking + single ensuite
2	Superking + single ensuite with bath
3	Superking with private bathroom
4	Superking with private bathroom
5	Superking + 2 singles ensuite with bath



Second floor

6	Superking + 3 singles ensuite

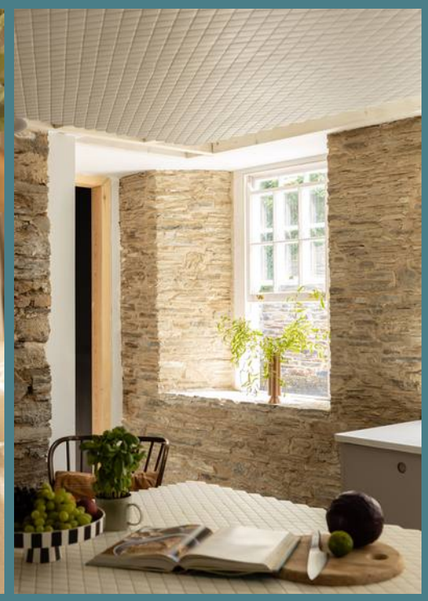


EAT

A state-of-the-art kitchen with Miele appliances and communal island is the heart of the home. Or, if the weather is nice, take the cooking outside to the alfresco kitchen with its premium pizza oven and South African-style Braai.

Huge dining tables, both indoor and outdoor, invite guests to linger – sharing food, stories and wine.









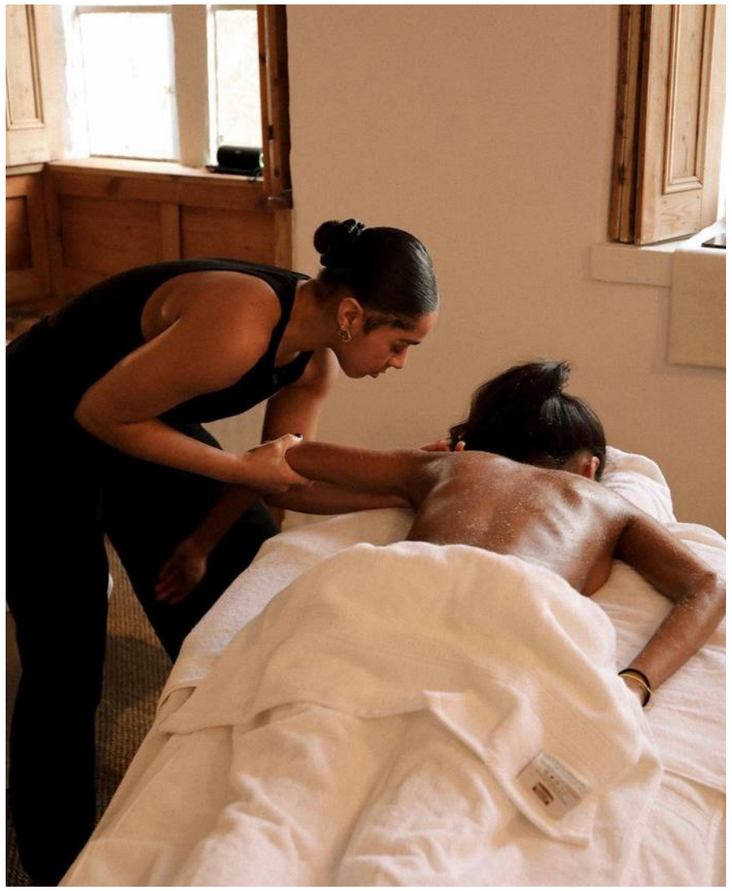
ARC CONCIERGE

Curate your stay, effortlessly.

ARC offers our exclusive digital concierge free to all guests. Explore and book from a curated selection of trusted local partners — from private chefs and yoga instructors to outdoor guides and artisan makers — all handpicked by ARC and seamlessly integrated into your booking.

Alternatively, get in touch for a fully hosted stay.

Take your pick from yoga or sound baths, cocktail workshops or wine tasting, flower arranging or life drawing and much more. There's something for everyone.





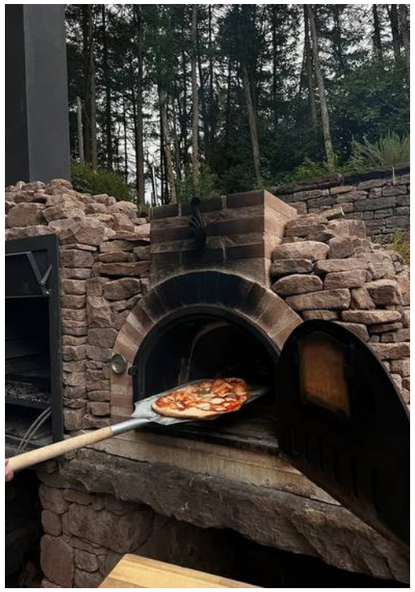
Creative

Flower arranging, art classes, vision boards and more



Gastronomic

Pizza-making, wild foraging, wine tasting and more



Wellness

Sound healing, yoga, pilates, skincare workshops and more

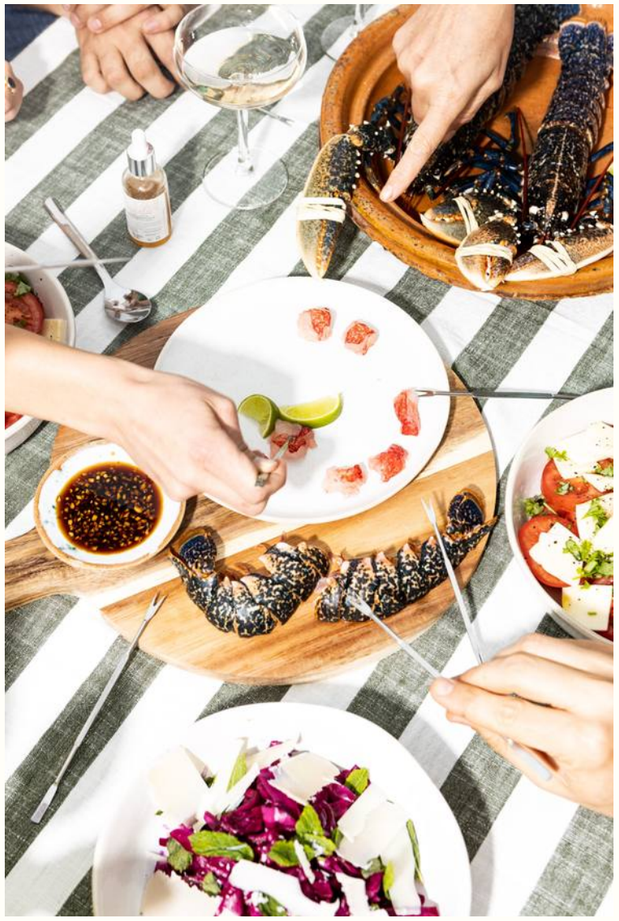




Private Chefs.

All ARCs offer a roster of hand-picked chefs via ARC Concierge. Choose from a wealth of seasonal menus, cuisines and speciality cooking – whether family-style suppers, street food fiestas, gala dinners, sharing feasts or more.

Expect a clear pricing structure, a range of menu choices and the reassurance that our tried-and-tested chefs know the kitchen and have been loved by our past guests. Just sit back and enjoy!









EXPLORE

With the fells and miles of footpaths right on your doorstep, you can walk to hidden waterfalls and stone-built villages straight from the house. Take a steamer across Ullswater, spend a day in the market town of Penrith or settle into a country pub after a day outdoors. Pack your walking boots and see why the Lake District is Britain's best-loved national park.

Find a huge array of pre-planned adventures via ARC Concierge.





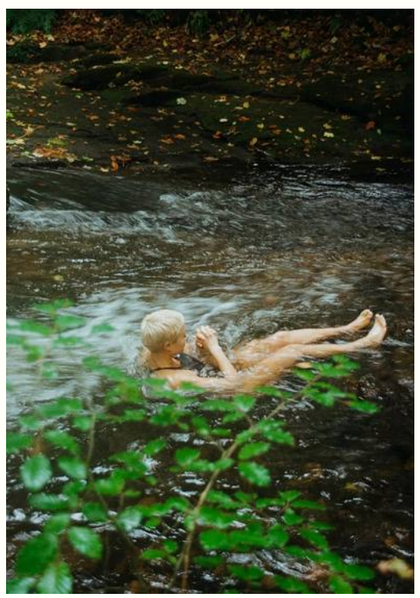


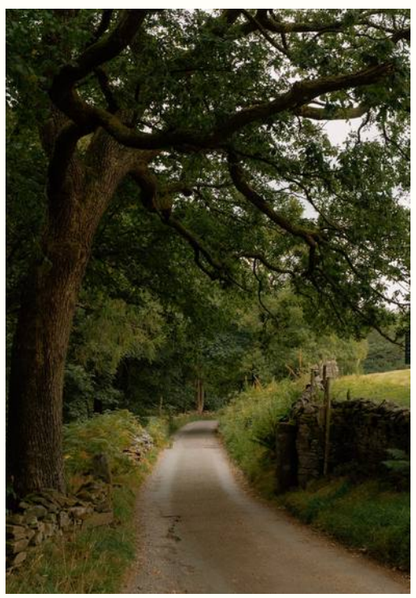




We've partnered with hundreds of local businesses to guarantee fantastic experiences, even when you venture out of the house.

All available on demand via ARC Concierge.







Reimagining the country house.

ARC is a collection of beautifully reimagined country houses across the UK designed to reflect how travel is changing:

EXCLUSIVE HOUSES

Enjoy the complete freedom and intimacy of a private country house. Feel utterly at home, away from it all.

HOTEL-WORTHY STAYS

Expect the comfort of a boutique hotel with luxury accommodation, exceptional facilities and a dedicated house manager.

CURATED EXPERIENCES

Make your stay unforgettable with ARC Concierge. Pick from hundreds of tried-and-tested local experiences and activities.

DESIGN-LED

Each house is designed by award-winning architecture studio Parti and features a private rotating art collection.

“Their offering is unmatched in the UK and more akin to a luxury hotel than your traditional self-catering accommodation.”
Alistair, Founder of Luxury Cottages



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