



Low Wallowbarrow
Ulpha | Broughton-in-Furness | The Lake District | LA20 6EA

LOW WALLLOWBARROW





Location, location, location! A wonderful opportunity to embrace the dream of country life here in the Lake District and escape to this traditional Lakeland former farmhouse. Charming and quaint, it embraces a phenomenally private rural setting in grounds of c.0.43 acres and commands fabulous 360 degree views of the surrounding Duddon Valley. It's truly extraordinary.

You can walk, run or cycle straight from the door with a network of lanes and footpaths giving access to the Wainwright fells and major peaks. Whilst enjoying splendid rural seclusion, with the advances in technology, home working would be easily achievable although equally the cottage would make the most idyllic retreat.

Straight out of the pages of a Beatrix Potter book and has rich layers of quintessential cottage characteristics; low ceilings, beams, nooks, crannies, a spice cupboard, deep window sills, a wealth of exposed timbers, an Aga and a multifuel stove. It's an absolute delight and radiates charm.

Step under the porch and through the front door to discover an inviting sitting room with space for dining, follow through to a warm and cosy country dining kitchen and practical utility room. On the first floor are three double bedrooms, within the principal bedroom is an ensuite bathroom, the second and third rooms share the house bathroom. Attached is a small barn which has been converted to provide additional accommodation comprising a utility/store, attic, home office and cloakroom.

The walled rear garden is sheltered and private with a heated summer house and seating terrace. The views above and beyond the walls reveal the valley's panorama of surrounding fells. The garage is accessible from both the rear garden and the more formally planted front courtyard garden. Walled and gated, it provides parking.

Across the lane is a further walled orchard garden. A multifunctional addition this has a shed and covered store, a small copse of trees, a naturalistic garden, wildlife pond and a lawn with Rake Beck running along the boundary. It also houses the impressive kitchen garden with greenhouse.

Low Wallowbarrow is an absolute gem; what a privileged invitation to be the next custodians of this superb period property and write the next chapter of its rich history.

“ We bought Low Wallowbarrow in 2011, initially as a second home but the time we spent here became so special that it soon became permanent. It's been a joy to live here and just hope to find someone that will love it as much.

Since 2011 we've undertaken a lot of upgrading – in terms of services we replaced the sewerage treatment plant and overhauled the external drainage, we installed a new oil fired boiler, a three oven electric Aga in the kitchen and an Aga multi fuel stove in the sitting room. When it came to the property's main structure, we replaced roofing timbers and slates, rebuilt and lined two chimney stacks, installed new Everest wooden framed double glazed windows and converted the small barn into living space. We commissioned Cumbria Kitchens in Carlisle to create a bespoke handcrafted kitchen with solid wood painted cabinets and granite worktops and replaced the main bathroom adding under floor heating. Outside we landscaped, added the octagonal Crane summer house, the aluminium Alitex greenhouse and shed, all of which have a power supply.









Location

If you are seeking total immersion in the great outdoors, then this is quite possibly the perfect location and setting for you. Getting there is as much about the journey as the destination, from the M6, the roads become progressively quieter, undulating and winding, the scenery becomes gradually less populated, but infinitely more dramatic with the high Lakeland fells dominating the skyline. As you get nearer, it's possible to feel yourself relaxing as the unspoilt fields and fells, virtually unchanged over the centuries draw you in.

On the western fringes of the National Park, this is the idyllic setting for an active retirement, working from home or simply spending valuable time off; life here exists in its own little bubble, a world away from the hum of traffic, the glare of streetlights (the nights here are magically starry), and noise from any neighbours (providing you don't count the sheep).

The Newfield Inn, Seathwaite is a delightful, wooded walk away and The Browfoot Room at Ulpha hosts a number of events including regular live music, various community groups and a weekly coffee and chat with a pop-up Post Office. For everyday needs, the nearest town is Broughton in Furness. Many local events revolve around this charming historic town with its Georgian cobbled market square. Broughton has a range of shops, including a fabulous butcher's shop, traditional bakery, Post Office as well as cafes and pubs, doctors' and vets' surgeries and a garage for fuel. Slightly further afield, there's a good range of shops and amenities in the delightful Cumbrian market town of Ulverston with Booths, M&S Food and Aldi supermarkets all present.



Far from the madding crowds, Low Wallowbarrow is exceptionally well placed for all this famous UNESCO World Heritage Site has to offer residents and holiday makers alike. The beauty of this lesser known valley is that life here is quiet and tranquil, without the crowds and traffic often associated with the honey pot resorts in the central Lake District. From here you can explore the majestic high fells straight from the garden gate. The mountains, valleys and footpaths provide never ending options for exploration, but all with the joy of returning home to your own fireside and bed every evening.

If you do decide to venture out to see the sights or are entertaining visiting guests then destinations such as Coniston, Hawkshead, Bowness on Windermere and Ambleside are within easy reach for day trips.

If working from home isn't for you then Low Wallowbarrow is surprisingly accessible for commuting to Ulverston, Barrow and the central Lake District.

“ As you come up the valley and approach the house you see Wallowbarrow Crag, it's iconic and is used for Mountain Rescue training. We enjoy 360 degree views here; the sun rising over Dow Crag is a particularly uplifting sight.

We love the fact that this is a one of the quieter valleys. It's not busy with walkers even on bank holidays. We can walk out of the door and immediately be out on the fells.

STEP INSIDE

Step under a blossom covered porch and in through the front door. The generous reception room has a timeless quality, full of character and instantly inviting. There's room for sofas round the multi fuel stove and a table for formal dining. From here stairs rise to the first floor and a door opens to the kitchen. The kitchen is full of personality, oozes county charm and is very much the hub of the home as it's always warm with the Aga which sits neatly under a wooden lintel spanning almost the entire width of the wall. The floor is flagged (with slate from a local quarry) and the cabinets ageless in their aesthetic with matching open shelving, a plate rack and pull-out chopping boards. The double pot ceramic sink is perfectly placed for admiring the view and there is an integral Atag fridge. A stable door opens to the front courtyard garden, perfect as a shortcut when bringing in groceries.

The utility room is fitted with matching cabinets and has space for both a freestanding Siemens washing machine and tumble drier. A larder cupboard is a particularly thoughtful feature and includes a granite top with inset baskets and spice racks. Here you'll also find pegs for coats and room for boots with a door out to the back garden.

Climbing the stairs and you alight at a generous landing with good deep store cupboards and space for a comfy chair placed to admire the view straight out to Caw Fell (which features in one of Wainwright's popular routes). There are exposed roofing timbers throughout this floor and excellent views from every window.

The main bedroom is steeped in character, a cup of tea in bed as you gaze out to the fell must be a wonderful way to start the day. The room has an ensuite bathroom, nestled in the pitch of the roof with a heritage style suite of bath (with shower over), wash basin and loo. Double bedrooms two and three both have built in storage and use of the main bathroom where the view up the valley is truly stunning. A heritage style suite is in here too with a bath, separate shower, wash basin and loo.

















STEP OUTSIDE

Wooden gates open from the lane to a parking area laid with slate setts, this continues into a path round to the front door. The incredibly pretty front garden has a courtyard feel and is formally set out with low yew hedging and four yew obelisks framing the central circular lawn. At Christmas time, the vendors string lights throughout the garden which looks particularly festive as approaching or looking out from the warmth of inside. It's through the front garden that access is gained to the converted small barn. This now provides useful storage space and opens to an area presently used as an office (a quiet place to work away from the rest of the accommodation, although the views may prove a little distracting!), and with its own cloakroom it has also been a gym and occasional bedroom. For those seeking room to dedicate to a hobby, this would be ideal.

The back garden is completely enclosed offering peace of mind for those with young children or dogs. Step out from the utility room, under a small porch and look around - the views are tremendous. A slate path leads round the garden, the central section is lawned with well stocked and tended borders and a curved stone bench.

The summer house invites dining under the whimsical chandelier whilst you enjoy the view up the length of the valley and fells. With blinds and a heater, it has been known for grandchildren to enjoy a summer camp here!

In front of the summer house is a seating terrace with panoramic views, a sheltered sun trap that is perfect for lunchtime dining "under canopies when shade is needed, we've had some fabulous family parties here".

Much colour and seasonal interest has been planted and is now well established, early camelias and magnolias with azaleas and rhododendrons in late spring followed by hydrangeas in summer. Climbers dress the walls with colour; roses, wisteria, clematis, jasmine and a Virginia Creeper puts on a vibrant show in October. Specimen plants also respond well to the sheltered garden with fig, paeonies and a Mexican orange blossom tree. There are also plentiful spring bulbs bringing welcome colour after the winter months, starting with drifts of snowdrops, daffodils in the wood, following through with tulips and bluebells.

The garage has double wooden doors to the front and a personal door to the back garden. Due to ceiling height it would best suit a low slung motor but it's also proved the ideal store for logs and wine! Across the lane is the walled orchard garden. Through the gate and there's additional parking on the paved area. A wooden shed with a side covered store is fitted with a bench and makes a good workshop. Bollard lighting operates through Bluetooth and may be set in a choice of colours. A curved path leads up through the lawn, passing a wildlife pond. Rake Beck runs the length of the orchard and is fed off Wallowbarrow Crag, eventually feeding into the River Duddon.

The walled kitchen garden is impressive. The focal point being the greenhouse and cold frames. Internally the floor is slated, there are propagating benches and all lit by a lovely lantern. It would be possible to add a heater if you were so minded but even without that the owners have grown a good crop of tomatoes, cucumbers and chilies. The views from within are stunning, another 360 degree vista. Outside are raised beds for your vegetables and herbs and there are soft fruit bushes in the form of black and redcurrants and raspberries too.

At the far end is a small copse (including birch, larch, sweet chestnut and hazel trees) with a wild garden under the canopies, itself full of daffodils in March.



It was the orchard that really sold the house to us, as keen gardeners it was the thought of what we would be able to create. It gets the sun first and last and is a lovely place to both work and also just sit and enjoy. We've collected firewood from the copse and enjoyed Easter egg hunts there with the grandchildren.

Whilst we are close to the coast, we are sheltered from the prevailing wind (by the National Trust barn and the garden walls) which has meant we've been able to grow a surprising variety of plants.

We have really enjoyed the local wildlife. Birds include sparrowhawks, owls and herons, we've also seen peregrine falcons on the crag. We often come across deer down the lane and both brown trout and otters have been spotted in the beck.

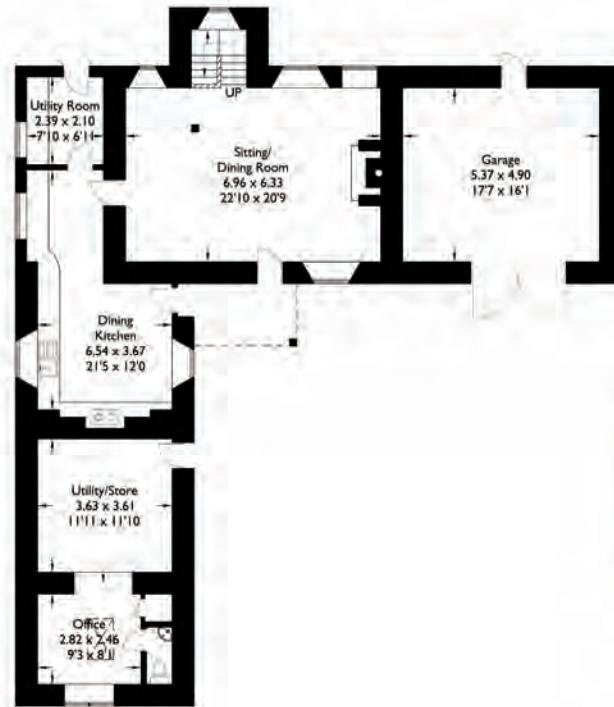


Low Wallowbarrow

Approximate Gross Internal Area : 227.59 sq m / 2449.75 sq ft

Outbuildings : 22.82 sq m / 245.63 sq ft

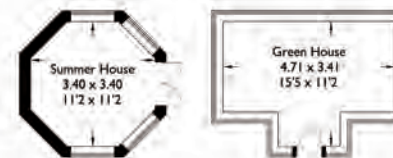
Total : 250.41 sq m / 2695.39 sq ft



Ground Floor

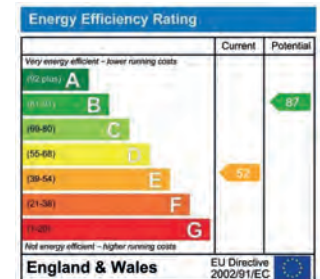


First Floor



Outbuildings

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FURTHER INFORMATION

On the road

Broughton in Furness	6.3 miles
Coniston	10.8 miles
Hawkshead	14.7 miles
Ulverston	17.4 miles
Ambleside	18.5 miles
Barrow in Furness	23.6 miles
Cartmel	26.22 miles
Bowness on Windermere	29.1 miles
Kendal	37.4 miles
Manchester	102.2 miles

Transport links

M6 J36	37 miles
Foxfield (railway station)	7.6 miles
Oxenholme (railway station)	37 miles
Manchester airport	111.7 miles
Liverpool airport	117.2 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Foxfield (7.6 miles distant) has a railway station on the Cumbria Coast Line which runs between Carlisle and Barrow in Furness.

Schools

Primary

Broughton in Furness CoE Primary School
Coniston CoE Primary School
Windermere School independent (day and boarding) school

Secondary

John Ruskin School, Coniston (11 – 16 years)
Ulverston Victoria High School
Windermere School independent (day and boarding) school

Further Education

Barrow College
Kendal College
University of Cumbria (campus in Ambleside)
Lancaster University

Directions

what3words freshest.hillsides.backs
Use Sat Nav LA20 6EA with reference to the directions below:

Travelling from J36 of the M6 take the A590 towards Barrow. Drive past Newby Bridge and at the large roundabout at Greenodd, take the second exit onto the A5092 and then continue as this becomes the A595. Drive through Foxfield, bypass Broughton in Furness and continue until reaching a set of lights which control traffic over the bridge across the River Duddon. Before the lights turn right onto Smithy Lane signposted Ulpha and Seathwaite and proceed up the valley continuing onto Sella Brow. Follow the lane as it bears to the right and pass the church of St John the Baptist on your right. The lane becomes The Crook, continue and Low Wallowbarrow is on the righthand side.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 16 Mbps download and for uploading 1 Mbps.

Mobile

Indoor: EE reports 'limited' Voice and Data services. O2 reports 'limited' Voice services with Data services 'not available'. Vodafone reports 'limited' services for both Voice and Data. Three reports Data and Voice services are 'not available'.
Outdoor: EE reports 'likely' Voice and Data services. O2 reports 'limited' Voice services with Data services 'not available'. Vodafone reports 'limited' Voice and Data services. Three reports Data and Voice services as 'not available'.
Broadband and mobile information provided by Ofcom.

Local leisure activities

Places to visit

In Ulverston, visit The Coro (an arts, culture and entertainment venue), the Art Deco Roxy Cinema and the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel)

Places to visit - nature reserve at RSPB Hodbarrow, Muncaster Castle, Gleaston Castle, Holker Hall, Safari Zoo Cumbria, the Manjushri Kadampa Meditation Centre at Conishead Priory, Brantwood at Coniston, the Lakes Aquarium at Lakeside and the Lakeland Motor Museum at Backbarrow

Steam railways at Ravenglass & Eskdale (known as 'La'al Ratty') and Haverthwaite & Lakeside

National Trust sites include Tarn Howes, Beatrix Potter's house Hill Top, the steam yacht Gondola on Coniston Water and Wray Castle and the Claife Viewing Station on the shores of Lake Windermere

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Sport and recreation

Near Foxfield is Eccle Riggs, a members' leisure club for local residents. There is a swimming pool, sauna, gym, café, children's play area and 9-hole golf course.

Sailing and boating on Coniston and Lake Windermere

Golf clubs at Ulverston, Barrow in Furness, Grange over Sands and Windermere

Ulverston Leisure Centre

Cycling – There are several notable routes nearby including The Cumbrian Cycle Way and Coast to Coast, as well as any number you choose to explore yourself.

Places to eat

The Lake District is a paradise for food lovers with everything from cafes and great country pubs to Michelin star restaurants:

Informal dining

The Newfield Inn, Seathwaite, Broughton in Furness (within walking distance)

The Blacksmiths Arms, Broughton Mills

The Old Kings Head and Manor Arms Hotel, both in Broughton in Furness

The Boot Inn, Eskdale

Bake House Born and Bread, Greenodd

There's also a choice of good pubs in Coniston

Special occasion restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel
Heft, High Newton

Great walks nearby

This is the Lake District, the epicenter of fabulous walking terrain. Straight from the door there are super routes for every age and ability, whether you want to be out all day or can just squeeze a precious hour in before work. Scafell Pike, Grey Friar and the Seathwaite Circular (take a dip in Seathwaite Tarn whilst you're up there if so inclined!) are all accessible from here and from the top of nearby Harter Fell there are panoramic views of the whole of the Lakes.

If you prefer bracing sea air, the west coast of Cumbria boasts some incredible beaches including Silecroft, Roanhead, Millom and Haverigg.

Services

Mains electricity. Oil fired central heating from a Firebird boiler in the small barn. The main bathroom has underfloor heating. Drainage to a private sewerage treatment plant. Private water from a spring which rises on third party land (Low Wallowbarrow has sole draw on the supply) piped into a holding tank and then passed through filters located in the barn.

Guide price £800,000

Copeland Council
Council Tax band E

Tenure
Freehold

Included in the sale

Carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows Aga, Atag fridge, Siemens washer machine and tumble drier. Many items of furniture are also available, please ask the Agents if any pieces are of interest.

Please note

The attached barn is owned by the National Trust and forms part of High Wallowbarrow Farm. The tenant farmer has a right to access the barn through the courtyard garden but has an alternative access through the field.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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