



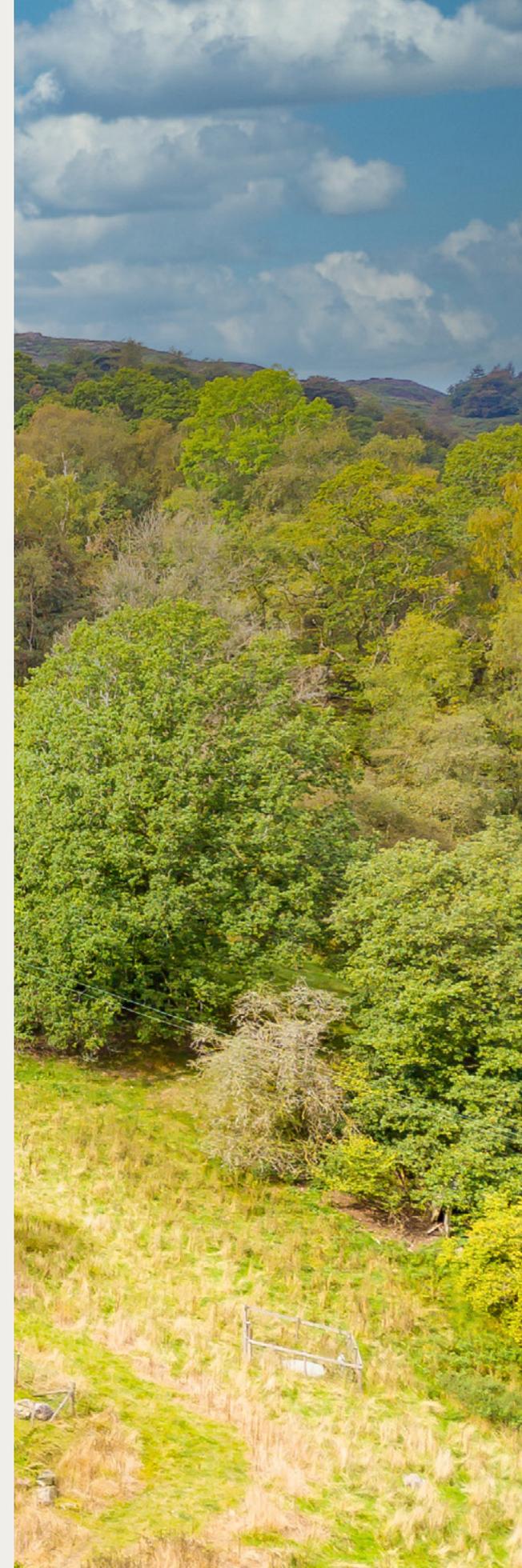
BROW HEAD
AMBLESIDE



“This dream home is my legacy; it is a rare opportunity for someone to appreciate and love the house, this environment and, of course, that view as much as I do.”

Meet Brow Head, a rare 17th century character home in an elevated rural position on Loughrigg Fell, to the Western edge of Ambleside. Brow Head has been stylishly extended and sensitively drawn into the modern era to deliver contemporary comforts and convenience alongside all the original charm of its humble farmhouse origins. On the Under Loughrigg road at the fringe of Ambleside Park, turn up a paved private road (also a bridleway) and a few hundred meters later pull into the driveway of Brow Head, where there is parking for at least three cars on the hard stone standing which leads along the driveway from the wide gate off the lane. There is space here to establish a garage here. Alternatively, there is also parking off the bridleway by the house.

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Nestled not far from three neighbouring homes, once part of the farm dwellings at Brow Head, soak up the views towards Fairfield, sweeping around to Wansfell and then to Ambleside below. Brow Head's sense of tranquillity and connection to nature are integral components of its identity.

A passion project, Grade II listed Brow Head's renovation into a modern family home in harmony with its heritage is testament to the tenacity and hard work of its current owner.

Make your way around the wide terrace or down the garden steps from the bridleway and in through the studded oak front door, indicative of the Jacobean origins of the original half of the home, stepping onto the stunning slate floor amidst curvaceous walls. Two built-in cupboards to the left side of the entrance hall provide ample space for stashing coats and boots and much more. Overhead, low ceilings interspersed by treacle-toned beams create a cosy and embracing welcome.



A HOME WITH HERITAGE



“The home has been redesigned to make it more open and flowing towards the views. People are always surprised by the true spacious nature of the interior on each of the three floors.”

Open the latch door on the right to flow through into the spacious, fresh, open-plan extension, where oak flooring gleams in the light from the large window and three section bifold doors opposite. These open onto the terrace and garden with the immediate impact from the open view of the Lake District landscape encompassing Fairfield Horseshoe, Il Bell, Red Screes and Wansfell with Ambleside below.



BATHED IN LIGHT



Light follows every footstep through this garden apartment known as 'Infinity', where windows draw the fabled fells of the Lakes indoors at every opportunity. To the left a full kitchen to enable holiday letting, to cater for a garden party or to allow the possibility of independent living. Step up from this open-plan space into a large, bright dressing room with oak floor set beneath the high ceiling. To the left the bathroom is a with wet room featuring rainfall shower head, wide wash basin and WC.

Ahead, flow through to an accessible downstairs bedroom, quiet and restful, framing idyllic views out over the Lakeland fells through a glazed door, opening out to a stone terrace, perfect for coffee and croissants in the warmth of the new day's first rays.



Returning through the studio, emerge again into the entrance hallway and turn right through the doorway, and the rusticity of the original cottage immediately reveals itself. A latched door on the left hides a utility and wash room. Stone steps lead up, turning and rising with steps illuminated by contemporary yet subtle low-level lighting.

Emerging on an upper level, we are struck by the bespoke wrought iron-work balustrade and reclaimed wood flooring which flows on from the top of the stone stairs. Then, appears the striking façade of the original plank-and-muntin wall, carefully stripped of old paint and waxed, evoking the heritage of the home. Spot lighting on the floor to both sides gently illuminates this stunning original feature.

Sealed matt limestone flooring marks the transition from the hallway into the contemporary kitchen, custom designed with traditional painted oak cabinetry and a bespoke cooking island locally sourced from Howsons of Staveley brimming with cupboard and drawer spaces featuring fitted wooden service trays. Leathered marble granite worktops provide plenty of preparation space, whilst an array of fitted Siemens appliances includes a fridge and freezer, induction hob and Teppanyaki grill, double oven and plate warming drawer and above-head height extractor fan. There is also a large ceramic Belfast sink by Franke.



SOAK UP THE VIEWS

Dine at the breakfast bar as the feast is served to you, chat sociably or take a seat at the long table set before the bifold doors opening to a Juliet balcony, framing views out over the same inimitable Lakeland fell vista as from the apartment below. Breathtaking to behold. Note the curves of the island and newer walls, sympathetically mirroring the original detailing of the home, so carefully crafted, distinguishing the old from the new is no easy feat.

TOASTY TREAT

From the kitchen emerge into the cosy dining room snug, where the other side of the plank and muntin hallway is revealed. A log-burning stove adds warmth and cheer, amplified by the exposed beams in the ceiling.

Flow through into the main sitting room, walking across the slate flagstone floor to where the original fireplace has been opened up to reveal its original size and structure and fitted with a modern wood burning stove. This flagstone floor, authentic to the home was uncovered by the current owner during the extensive renovations. It was then removed to allow for the releveling of the floor and the addition of insulation and underfloor heating before being re-laid, creating an ambient room that transcends the centuries. In here, spy the original fitted bread cupboard dated 1707, and also a spice cupboard inscribed with the date of 1714 adding to the home's mystique.

A home ever in harmony with nature and the outdoors, another door leads out from the sitting room. Nestled to one side of the sitting room is a small library where proceedings are illuminated from high windows.

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Oak stairs turn up from the sitting room arriving at a landing. Along a short corridor to the right the third bedroom is discovered. Illuminated elegantly from the diffused light of two windows, fellside views are also drawn indoors. Painted flooring extends underfoot with ample room for two single beds wardrobe and drawers.





COSY & QUAINT

Next door, bedroom two has a quaint country cottage charm, with its vaulted ceiling and exposed beams. A low window draws in light, with room for a double bed and additional storage. Turning right out of bedroom two, continue round the corner to a contemporary shower room is coated in the pink hue of travertine marble, featuring a walk-in wet room shower, conservation grade Velux window, twin wash basins and WC.

SO BESPOKE

At the other end of the landing, arrive at the master suite, whose high ceiling rises up, embellished with exposed beams and a shimmering chandelier. Deep windows with wide sills frame views out over the garden, woodland and fellsides. The surprisingly large window in front reveals a roof terrace. What better way to start the day than out on the flat roof terrace, engineered to support a sedum roof...as well as your bistro table and chairs. In the transition between bedroom and its ensuite bathroom, are built-in linen cupboards, painted white with wrought iron hinges that retain the rustic feel of the home. Slide the pocket door to your left to discover a separate WC, tiled in travertine to the floor and walls harmonising with the styling of the expansive bathroom area ahead, with a wet room style rainfall shower and separate large egg-shaped bath set before a window framing views out over the fells. Throughout the home, the subdued hints of white within the décor help to celebrate the light and the shadows in a pleasing and evocative manner.

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PANORAMIC VIEWS

A home connected to its gardens and grounds on many levels, through balcony, roof and terrace, step outside and explore the home's true heart: the land in which it is nestled.

A large terrace extends from the studio extension, perfect for dining and relaxation. Wend your way along the gravelled path through the garden with its mature trees and look back at the copper clad contemporary elevation gleaming in the sunlight.

Looking outward, panoramic views up to Fairfield Horseshoe, Red Screes, Il Bell, Wansfell and Ambleside village below are ever present.

Soaking up the sun from the moment it kisses the front door in the morning until it leaves the garden late in the afternoon and illuminates the distant peaks in the evening, each hour sees a new vision of Brow Head in the sunlight.

Lawns, bushes and trees dapple the quarter of an acre of fenced gardens, with an additional area of over 11 acres of private woodland in Miller Brow Wood beyond, jointly owned by each of the four homes.

Water

The current owner has invested in securing access to the reliability of mains water at Brow Head. The original source of water was from nearby 'Fairy Well' which is still flowing outside the house via an underground stone tank and piped into the large two storey shed which has the potential for further development.





FUTURE PROOFED RESTORATION

So harmonious and respectful were the refurbishments at Brow Head, some of the subtler, behind the scenes renovations are hidden into the fabric of the home. These include the installation of new water drainage and the mains water mentioned above, a high specification brand new Klargester waste system and an air source heat pump. Existing roof areas were stripped, insulated and re-tiled retaining the original slates, most flooring has been re-laid on top of underfloor heating, whilst the original plank-and-muntin wall has been restored. Victorian-era ceilings have been removed to expose roof timbers which were dutifully cleaned and waxed. The entirety of the home has also been re-wired, re-plumbed, insulated wherever possible and re-plastered to follow existing contours and to retain curved wall corners. Floors have been fitted in oak or where possible reclaimed wood to add to the authenticity of the home, with no expense spared. Oak casement panel windows with slimlite double glazing replace the existing windows. So comprehensive and meticulous has the work been to future-proof Brow Head, the home has even been underpinned for long term peace of mind.

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“My heart lifts every time I come up the drive.”



Situated on the slopes of Loughrigg Fell, Brow Head is a delightful 40 minute-walk (or 20-minute run) from the summit of one of the Lake District's most distinctive and much-loved fells. With numerous other walking, cycling and horse-riding routes on and around Loughrigg, discover them all at your leisure.

Drop down into Rydal and Grasmere from the slopes of Loughrigg or ascend Silver Howe. Conquer the Fairfield Horseshoe, summit Wansfell or stroll into Brathay: from here the Lake District is your oyster. Enjoy all the benefits of Brow Head's restorative, peaceful, rural setting whilst retaining quick access to Ambleside by walking, cycling, or by car.

Head into Ambleside and quench your thirst in its traditional pubs and sate your appetite in the many small atmospheric bistros. Recently revered as number one in the world for fine dining (at The Old Stamp House) there is every cuisine you could wish for in Ambleside, from ethnic dining to highly acclaimed gastronomic restaurants – all within a pleasant 15-minute walk down from Brow Head.

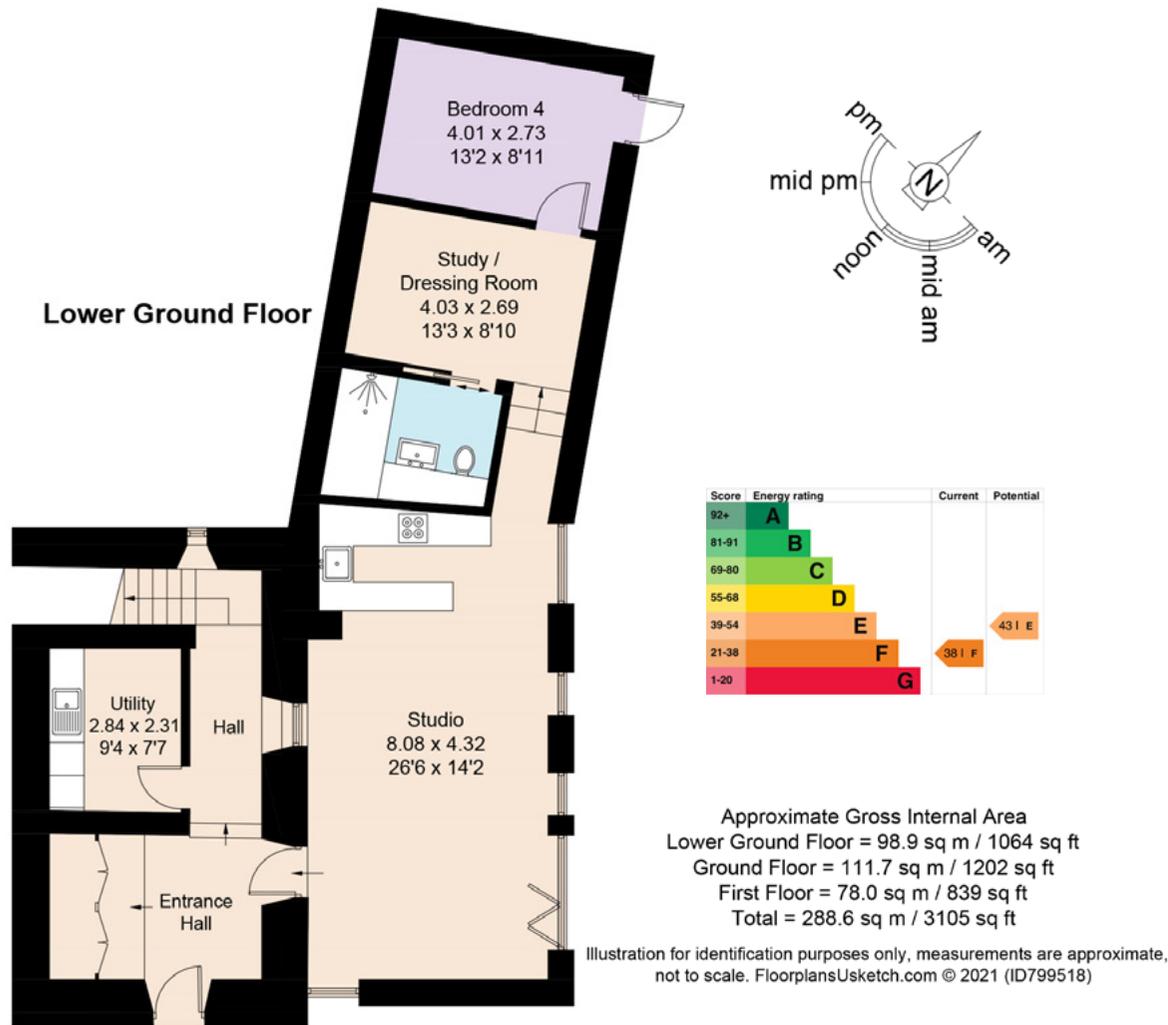
Soak up the culture at the famous Zefferellis cinema, also home to a vegetarian restaurant and regular jazz performances.

Brow Head is a local landmark, with unrivalled views and set within its own land in which you are free to wander at will. Restored respectfully to the highest level, preserving its character and curves, yet sympathetically extended to create a large flexible family home; could Brow Head be the rare gem you have been searching for?

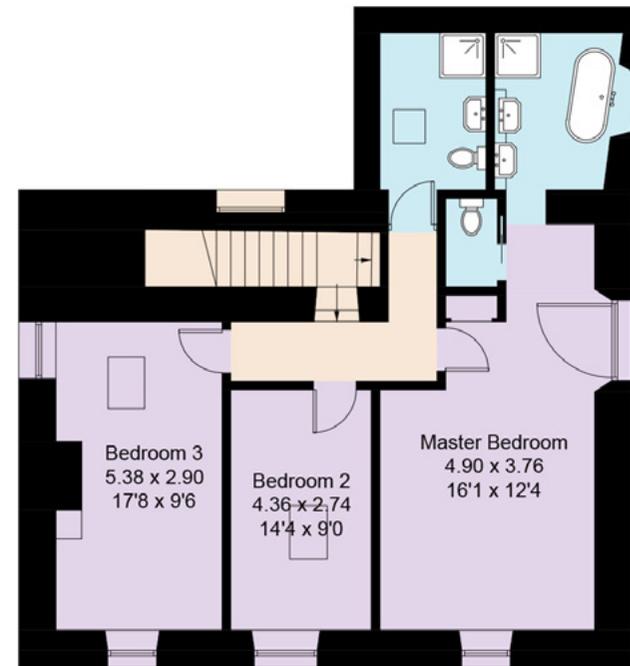
** For more photos and information, download the brochure on desktop. For your own hard copy brochure, or to book a viewing please call the team **

FINER DETAIL

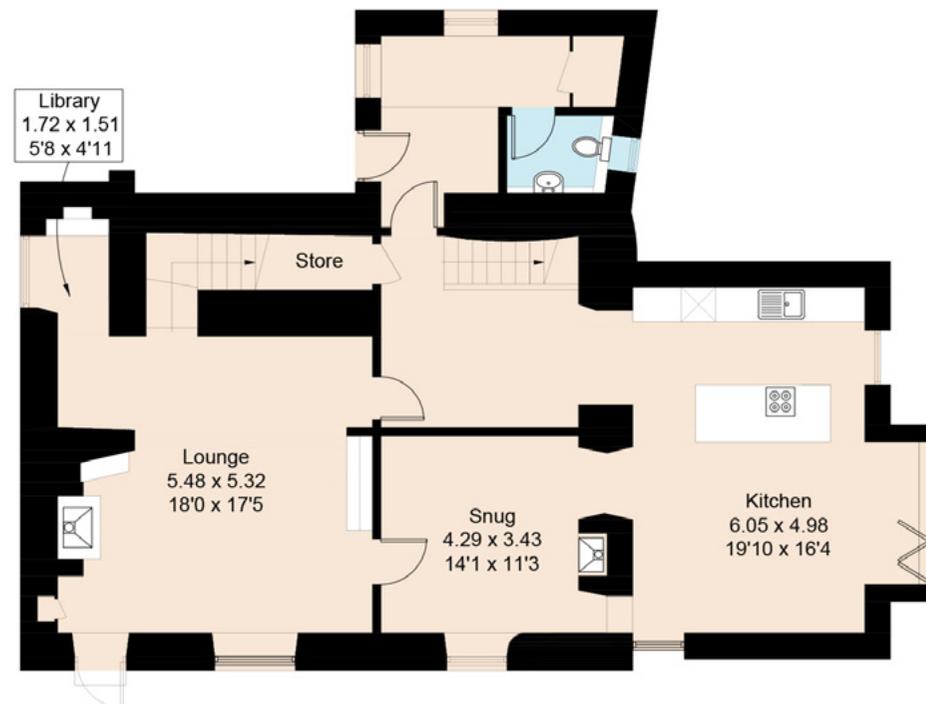
Lower Ground Floor



First Floor



Ground Floor



Home:

- Grade II listed
- Built in 17th century
- 4 bedrooms
- Just under 5 acres of land (In addition, there is quarter share of 'Miller Brow Wood' included)
- Parking for up to 3 cars
- Captivating sun-lit views of Fairfield, High Pike, Wansfell and Ambleside village from the main kitchen, the terrace and the large garden
- Rural setting yet quick access to Ambleside by walking, cycling, or by car
- Renovated and restored to a high level
- Sympathetically extended to create a large, flexible family home

Services:

- Mains water & electricity
- Private septic tank (Klargester System)
- All heating and hot water is generated by an air-source heat pump. (There is a back-up immersion heater. New Global Energy unit that was replaced in late 2019.)
- Underfloor heating throughout the lower two floors
- Good internet speed (can work from home)



BROW HEAD
AMBLESIDE

To reach Brow Head from either Grasmere or Windermere, follow signs for Ambleside and A593 Coniston. Once on the A593, you will go over a stone bridge (over the River Rothay); then turn immediately right onto Under Loughrigg Lane. Carry on for about 500 yards up the lane; you will go over a cattle grid, and then take the next left turn over another cattle grid. Follow the lane all the way up, and you will find Brow Head on the right.

BROW HEAD, UNDER LOUGHRIGG, AMBLESIDE, LA22 9SB

 WHAT3WORDS: lifts.form.entertainer

ASHDOWN JONES
THE LAKE DISTRICT

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