



WB

WATERBARROW

CUNSEY





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Remote yet reachable with ease, Waterbarrow sits on the quieter western shores of Lake Windermere, in the heart of Beatrix Potter country.

Encompassing all the storybook charm of a Lakeland stone-built cottage in the woods, Waterbarrow in Cunsey – formerly known as Oak Cottage – is wrapped up in an acre of landscaped Japanese-design gardens backing onto ancient woodland. Set beneath the protective buttress of Waterbarrow Fell, this home has weathered even the harshest of recent storms with ease.





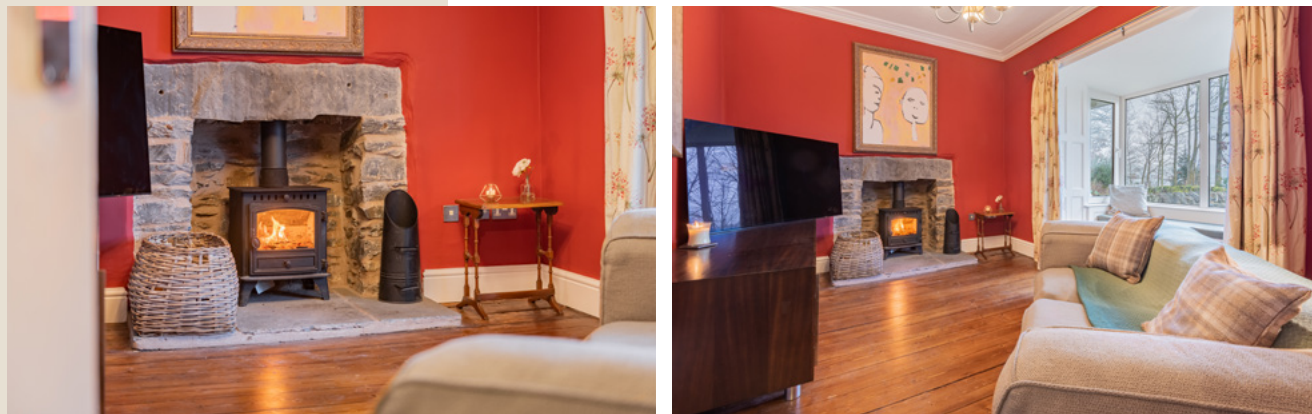
## “THERE IS A PALPABLE FEELING OF RELAXATION AS SOON AS YOU GET ON THE FERRY.”

Arrive by car or bolt up on the train to Windermere before catching a ferry across from Bowness to Sawrey, arriving at a woodland oasis on the shores of one of the most significant lakes in the country. Arrive via either of the two entrances, with an established triple car port and shed to the rear. Step inside, onto the oak flooring of the wide entrance hall. Enjoying a sense of 18th century symmetry, to the left and right of the entrance hall, two bright sitting rooms take advantage of Waterbarrow's tranquil setting, capturing views out over the lake.

Recently redecorated throughout in a palette of classic Farrow & Ball and Little Greene, Waterbarrow takes inspiration from its countryside surrounding in its calm and light enhancing décor. Dressed in cheerful vermillion red tones, the snug on the right evokes an intimate feel in the evenings, with the log-burning stove roaring within its stone surround. The bay window, with its built-in storage seat, offers the perfect vantage point from where to soak up views over Lake Windermere, within touching distance of the front garden.







“IT’S THE MOST  
BEAUTIFUL SETTING;  
WHEREVER YOU SIT IN  
THE HOME, YOU ARE  
CONNECTED WITH THE  
GARDENS AND THE  
VIEWS.”

Across the hall, the formal sitting room promotes the same lake views from an identical seated bay window. One of only a handful of Lakeland homes to feature a window above the fireplace, enjoy verdant views out over the woodland beyond. Perfect for entertaining and socialising, this spacious room flows on to the kitchen-dining room through an opening dappled with exposed stone for an authentic country feel.

Dressed in pale green tones, emulating the garden views framed from the bay window, the dining room also enjoys its own warmth from the baby multifuel burner set upon a slate hearth and within a stone surround.



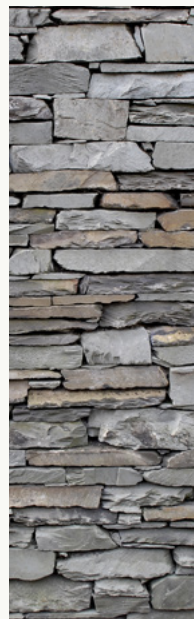


## DINE WITH A VIEW

Connected for easy flow, the kitchen opens up from the dining room, with a sociable central island unit perfect for parties. Serve up hearty country fare or cuisine with contemporary flair from the electric Range oven. Solid wood worktops, recently restored, provide ample preparation space, with further storage available in the hand-built custom wall cabinet.







Modern spotlighting ensures a practical workspace, whilst other fitted appliances include a fridge, freezer and dishwasher. Soak up views out to the Japanese garden, featuring a host of colourful, mature acers. Original oak flooring and neutral tones imbue the space with a cottage comfort.



## CULINARY CLASSIC

Returning to the entrance hall, spy the side porch 'everyday' entrance, from where a set of steps leads down into the versatile and practical cellar level of Waterbarrow.

Dry and warm, this lower level contains a utility room, with space for washer, dryer and traditional suspended clothes-airer. Also on this level is a storage area, and other functional rooms alongside a walk-in shower room, boot room with original stone flooring ideal for muddy walking or wet sailing wear, and also a separate WC. This level also houses the hot water tank and additional storage cupboards.

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## “THE MASTER BEDROOM WINDOW OFFERS THE BEST VIEWS OUT OVER THE VALLEY.”

Returning upstairs, take the wide staircase up, pausing to admire the mature, leafy trees from the tall window on the half landing, before arriving at the first-floor landing, where three inviting, light and bright bedrooms await.

The third of the three lies on the left, a twin bedroom featuring an original cast iron fireplace, wake up to views out over Lake Windermere, most advantageously appreciated from the window seat itself.

Ahead, from the staircase stands the sumptuous master suite, brimming with light from a duet of windows, offering 180 degree views out over Lake Windermere and the Cunsey Valley.

The earthy green tones of Lakeland slate line the floor and walls of the double shower in the three-piece ensuite. With beguiling views of Lake Windermere, brush your teeth to scenes of mist over the waters and take a moment to soak up the solitude and serenity of this spot.







Turning left out of the master bedroom, discover the second bedroom, where you are drawn immediately to a balcony overlooking the mature Japanese garden. Connecting the home with the surrounding countryside, fall asleep in summer with the doors open and wake to the sight of greenfinches and the mellow knocking sound of the woodpeckers flitting amongst the acers and oak trees.



## SWEET DREAMS



Across from the second bedroom, step onto the blue, green and russet Lakeland slate tiles of the family bathroom. Indulge in a soak in the luxurious free-standing bath or stand beneath the refreshing jets of the double shower. Alongside the modern WC and hand basin with storage compartment, a heated rail is on hand for the towels.





## HIDDEN GEM

Returning to the kitchen, look a little closer at the glass fronted bookcase, which opens to reveal a secret passageway between the main house and the attached barn – currently serving as a lucrative two-bedroom AirBnB, but which could be fully reconnected to Waterbarrow via recently passed plans.

Also, with its own private, external access, the ground floor level contains a cloakroom with WC, sink and heated towel rail, alongside plumbing for a washing machine.

Large cream tiling underfoot is practical for the purposes of letting, in both the entrance hall and open-plan kitchen-dining-living area, where the mirror side of the secret bookcase door can be seen. A full height window provides pretty views over the garden, whilst warmth issues from the log-burning stove.

Breakfast bar seating is available in the kitchen, styled in similar fashion to the main house, with cream units and oak worktops. Appliances include an electric hob and double oven, dishwasher, fridge and freezer.





“IT’S GREAT FOR ENTERTAINING; YOU CAN EASILY HAVE 10-12 PEOPLE HERE WITHOUT GETTING IN EACH OTHER’S WAY.”

Breakfast bar seating is available in the kitchen, styled in similar fashion to the main house, with cream units and oak worktops. Appliances include an electric hob and double oven, dishwasher, fridge and freezer.

Take the carpeted stairs to the first floor, where a warm and welcoming bedroom contains double doors opening out to a balcony, framing views out over the colourful planting of the gardens.

With ample space for a double bed there is also a good-sized ensuite, with bath, wash basin and WC, tiled underfoot.

Also on this level is a second double bedroom, once more featuring doors which open to a balcony shared with the first bedroom, perfect for family holidays. Also served by its own ensuite with power shower, WC and wash basin, this home is ideal for family gatherings with the versatility to meet the needs of a modern, extended or multigenerational family.



A wood-burning furnace supplies the heat and hot water for both parts of Waterbarrow. Furthermore, this system generates an income from the government whilst also providing all the heating and hot water. A back up boiler with oil tank is also on hand.







THE BUILDING HAS PRESENCE;  
WHEN YOU LOOK UP FROM LAKE  
WINDERMERE, YOU DON'T SEE THE  
OTHER HOMES IN CUNSEY, YOU REALLY  
ONLY NOTICE WATERBARROW."

Wrapping around Waterbarrow is around an acre of established Japanese-feel gardens. Laid to lawn at the front, ideal for children and pets, to the rear, the mature gardens effervesce with a variety of flowers, shrubs and trees including rhododendrons, acers and ancient oak trees. Explore the multitude of meandering woodland paths through the garden, enjoying the elevated views over the Cunsey Valley and Lake Windermere.

Protected from the harshest weather by the flanks of Waterbarrow Hill, enjoy the reverie of this restful place, populated by birds, deer, and red squirrels.

Stash your kayaks and bikes in the shed house and enjoy days out on the lake, only around 100 steps from the front door, or bike rides via the ferry to Hawkshead, Ambleside and more.





# OUT & ABOUT

hamlets of Near Sawrey and Far Sawrey, provide you with refreshment in local pubs The Cuckoo Brow and Tower Banks.

Hawkshead is only a five-minute drive away where a well-stocked Co-op serves up all your essentials. For those with children, the local bus services run via Cunsey on route to Hawkshead, with the independent Windermere School only a ferry ride away over the lake.

Walks and sights abound on the doorstep, with the car ferry to Bowness-on-Windermere only minutes away.

Outdoor enthusiasts could not relish a more central location, with all manner of watersports adventures to be had on Lake Windermere, and the entirety of the Lake District within easy reach – from bike riding in Grizedale Forest to hikes in Coniston and the Honister Valley.

Experience the nightlife of Bowness, only a short ferry ride away, or catch a train from Windermere via Oxenholme to London. The bright lights of the city are always accessible from the remote yet connected Waterbarrow, a characterful, tranquil and flexible home, ideal for families or those seeking to run a business.

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## WHERE DO YOU GO WHEN YOU NEED...



**Milk:** Hawkshead



**A bus stop:** The school bus goes past the house



**A school:** Hawkshead or Windermere



**Michelin-star meal:** The Gilpin Spice (Crook) or L'Endume (Cartmel)



**A takeaway:** Bowness or fish & chips at Hawkshead



**A walk with the dog:** Along the lake shore



**Theatre or nightlife:** Ambleside cinema, Kendal theatre.



**Train station:** Windermere or Oxenholme

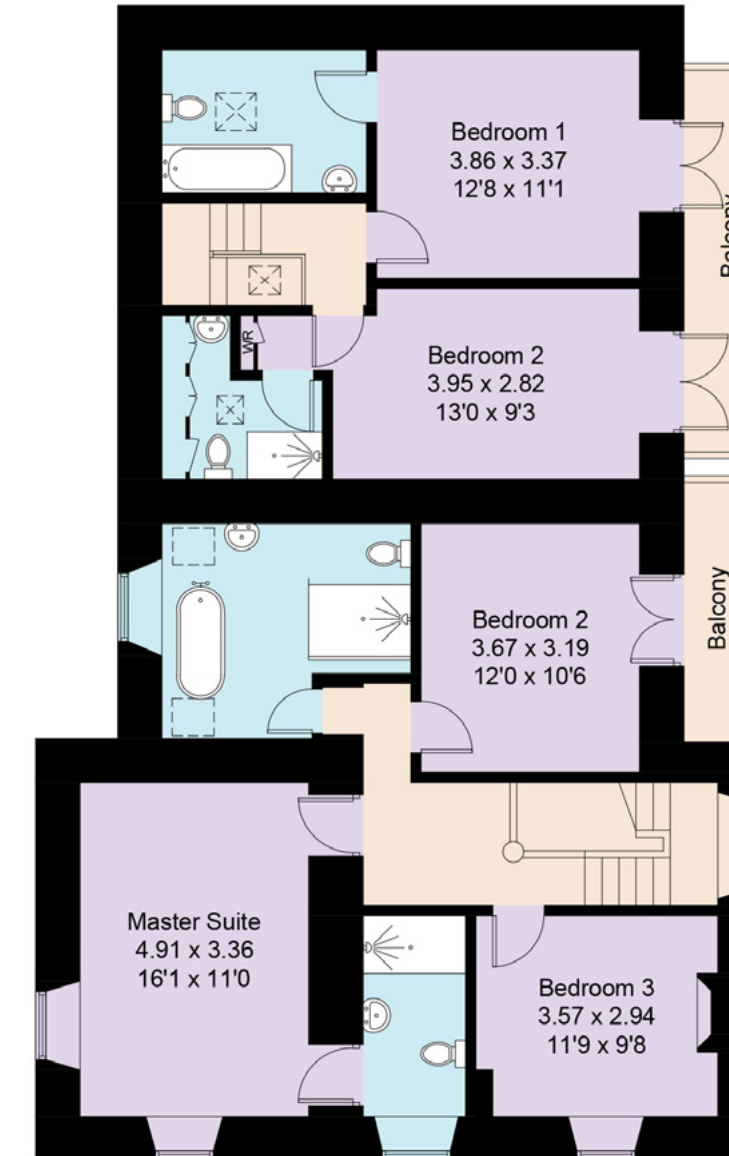
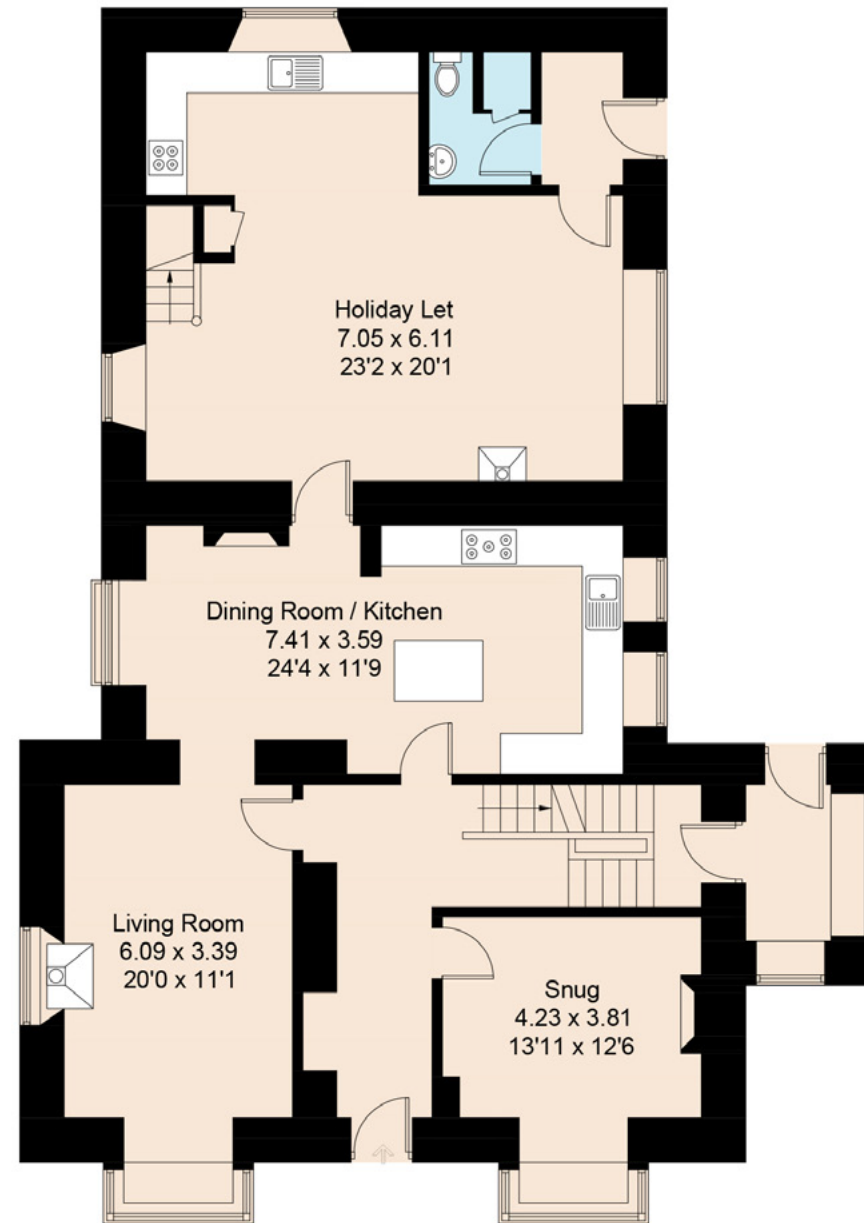
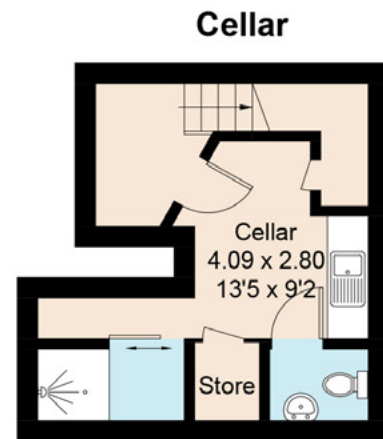
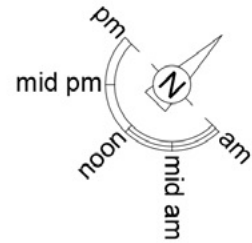


**Fun on the water:** Kayaks at the end of the road



**A pint:** Cuckoo Brow or Tower Banks





## FINER DETAILS

- Built in the 1800s
- Lake Windermere views
- Lakeland stone
- Beautiful open plan kitchen/dining room
- 3 bedrooms in the main house and two in the cottage
- Freehold
- Attached cottage currently running as a holiday let
- Triple car port
- 1 acre plot

### Services:

- Mains water and electricity
- Private septic tank
- Eco log burner for hot water and heating
- Back-up oil tank and boiler





## WATERBARROW, CUNSEY, AMBLESIDE, LA22 0LT

Head north on the M6. At junction 36 take the A590 exit to Barrow; at the roundabout take the 1st exit onto the A590 and continue straight on for 5.8 miles. At the roundabout take the 2nd exit onto Lindale Bypass/A590, then at the next roundabout take the 2nd exit to stay on the A590 – continue for 0.2 miles. Turn right towards The Colonnade, then turn left onto The Colonnade (passing the Swan Hotel on the right). Make a slight right and continue for 1.5 miles, then turn right and continue straight for 2.2 miles. Take another slight right and continue for a further 2.2 miles, passing through Cunsey. Waterbarrow should then be on your righthand side at the 'T' junction.



**WHAT3WORDS: backpacks.easily.gem**

ASHDOWN JONES  
THE LAKE DISTRICT

To view Waterbarrow  
Call: 015394 88811  
Email: [team@ashdownjones.co.uk](mailto:team@ashdownjones.co.uk)



SCAN ME  
TO BOOK A  
VIEWING