

THE WILLOWS
NEWBY BRIDGE





“For someone wanting to live off the land, develop an incredible garden or even install yurts or pods for glamping, this home is ideal.”



Looking to reconnect with nature? Wrapped up in two acres of land, paddocks, stables and brimming with potential, The Willows is a home that redefines the term ‘unique’.

Named for the willow beds that remain in situ on the land, it’s hard to believe upon arrival at The Willows,

that you are only a ten-minute walk from the busy shores of Lake Windermere and only minutes from Fell Foot Park.

Central to the panorama of peaceful, 360-degree fellside views, the timber clad house, set upon a large area of gravelled driveway, sits utterly in harmony with its surroundings.





FINER DETAILS



Milk: The local garage



A gym: The Swan Hotel



Dinner: The Swan Hotel or into Bowness, Ulverston or Kendal



A pub: The Swan



Cinema: Bowness – or Brewery Arts Theatre in Kendal



A quick bite: Yew Tree Barn – Harry's Café



School: Leven Valley C of E Primary School, QES in Kirkby Lonsdale, Dallam and Ulverston



A hack: From The Willows through Chapel Woods up to the tarn along the bridleways

- Eco-design and build
- Green oak frame and timber cladding
- Sheep wool insulation and lime hemp plaster
- Local cumbrian slate
- Built in 2012
- Rural location
- 2 bedrooms
- 2-acre field

Services:

- Broadband internet (high speed)
- Mains water and electricity
- Air source heat pump
- Private septic tank
- Underfloor heating throughout downstairs

Grounds and location:

- Beautiful garden area with willow beds
- Raised deck patio overlooking the two-acre paddock
- Outside includes a stable with a hayloft above (has power), an outdoor shed with plumbing and power, and a paddock
- 10 minutes to Fell Foot Park
- 5 minutes to Newby Bridge

Saddle up and head out along the bridleways; from The Willows, ride up through Chapel Woods to the tarn for a spot of lunch in a picturesque locale.

In the heart of nature yet so convenient, Fell Foot Park is close by for those looking to launch out onto Lake Windermere, only ten minutes' walk away. With ample parking at The Willows, hook up your boat to the trailer and enjoy leisurely afternoons out on the water.

Only 20 minutes from the motorway, escaping the rat race has never been so easy, nor so rewarding.

Nearby, The Swan Hotel is within walking distance for an evening drink by the foot of the lake. Upgraded spa facilities soon to include a large outdoor swimming pool provide the promise of relaxing afternoons, followed by dinner in the restaurant.

Soak up the rewarding views over The Newby Bridge Hotel is also close by.

Lake Windermere and the Lakeland fells from the top of Gummer's How, stroll through the bluebell woods nearby and pay a visit to the local church, where Sunday services are still held.

The service station at Newby Bridge is only moments away for all the essentials, whilst within 15 minutes' drive into the historic market town of Ulverston, stroll its cobbled streets and pay a visit to the many independent shops. Also home to an Aldi, M&S and Booths, Ulverston hosts regular art and music festivals. Return to nature, relax the pace and live the good life at The Willows, where the outdoors is at your fingertips, even when you're snug indoors. This is more than just living, it's a lifestyle.



Designed as a celebration of the outdoors, light-filled living epitomises The Willows. Stepping inside, into the open-plan living-dining-kitchen, the double height ceiling and gallery landing rise up above, for an airy, impressive arrival home. Solid oak harmonises with glass as full height windows reach the apex of the roof, with French doors from the living room connecting to the decking for seamless indoor-out living. Emanating hygge vibes and warmth of welcome, the log burner stands at an angle, flue exposed and rising upward, again drawing attention to the high ceiling and airiness of the room. Eco décor adds a natural softness throughout in the sheep's wool insulation and lime plaster specifically selected to accommodate the natural movement of oak over time. Breathable and environmentally friendly, lime paint coats the walls, a selection of Farrow & Ball and Little Greene Paint. Whether relaxing in front of the log burner with a book, or dining by the corner of glass windows, views of the mountains, garden and countryside are an ever-present source of pleasure.



Subtle curves feature throughout the home, displayed in the kitchen, awash with light courtesy of a large Velux window overhead and a window above the sink framing views out to Gummer's How. Appliances include a double oven, grill, induction hob, dishwasher and fridge-freezer. Underfloor heating beneath the oak flooring, served by the low-carbon emission Air Source Heat Pump is low maintenance and efficient, ensuring constant warmth. With views from every window, watch the weather patterns come in from a distance, snug and cosy indoors. A sociable space, remain connected with family and friends whilst preparing dinner. Across from the kitchen, sneak a peek at an office, where large windows to two sides provide inspirational scenes of nature while you work. A versatile space, it could also serve as a playroom.



"There aren't many oak frame buildings in the Lake District. It's such a warm and light home."



Continue along to arrive at the first of two double bedrooms on the left. Sage green tones and honeyed oak combine for a soothing palette in touch with the Lakeland setting. With fitted wardrobes and space for a chest of drawers and double bed, this bedroom is peacefully tucked away from the main entertaining area. Beyond the bedroom, a hallway provides access to the formal front door. Soothe your aches after an adrenaline filled day of adventuring on the hills, kayaking on Lake Windermere or hacking along the bridleways, with a soak in the bath. Tiled in Burlington slate underfoot, the bathroom contains a bath, separate wet-room style walk-in shower, pebble bowl inset in an oak vanity unit and WC. Returning to the main living area, take the curved oak staircase to the mezzanine level landing, a large space which curves around to a snug...

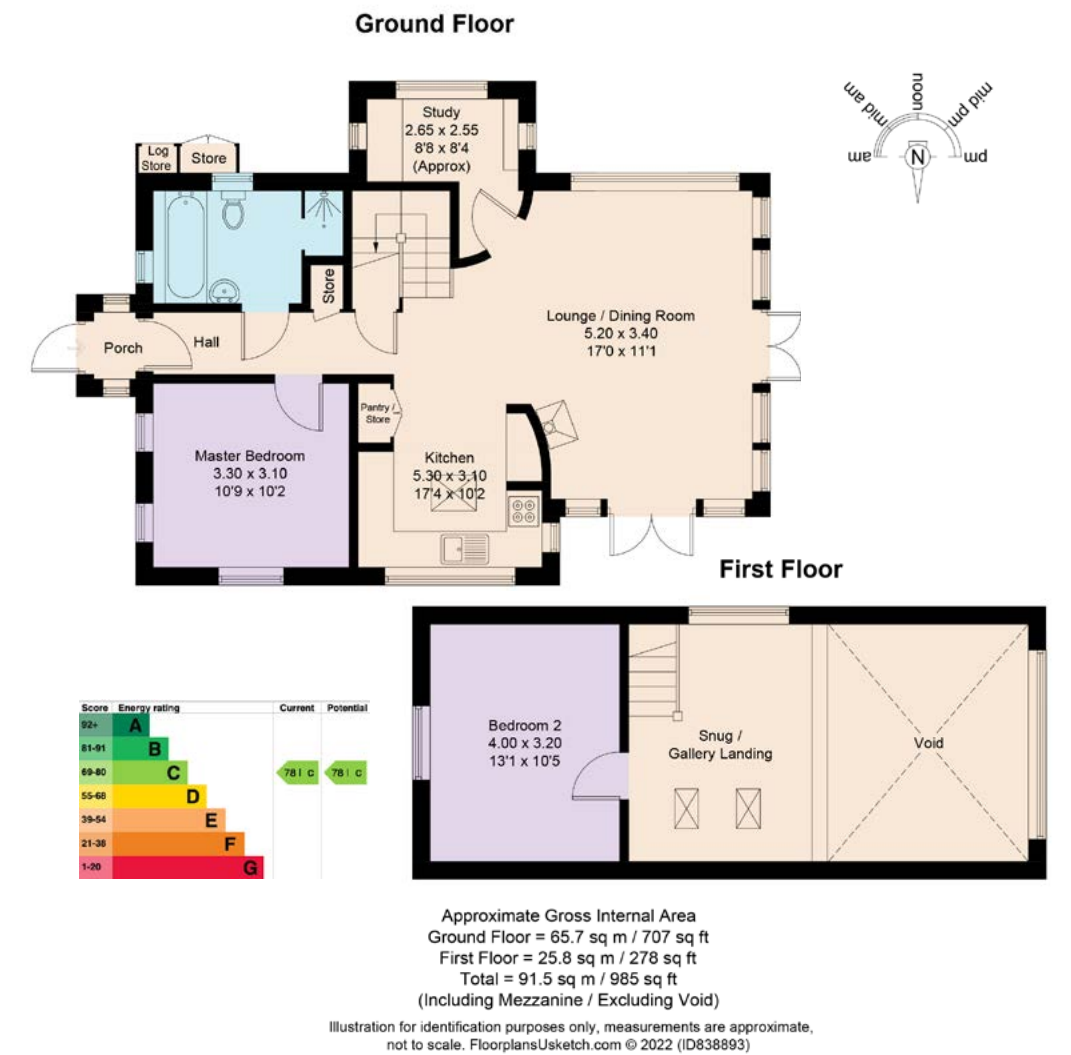


"You're never locked away – unless you want to be."

...the ultimate den for teenagers – set beneath a triangular window looking out to the trees. Ideal too as an office area or even a guest bedroom, Velux windows above and windows surrounding ensure a constant connection to nature. Borrowing light and views from the enormous wall of windows to the front, the second bedroom, another comfortable double, has glass doors to capture unbroken views of the outdoors.



The dream home for those looking to live 'the Good Life', the two acres of tranquil grounds and gardens surrounding The Willows includes a barn, stables an outdoor office and a paddock, offering ample space for those looking to keep horses on site. A garden that never loses the sun, soak up the rays from the moment it rises at the rear to when it drops over the fells in a dramatic and ever-changing kaleidoscope of colour. Enjoy total tranquility in this perfectly private plot, away from tourists, traffic and passers-by. Here at The Willows, is situated alongside the Millerbeck County Wildlife site where nature is your neighbour, with a wide variety of birds visiting, including flocks of migrating geese and swans flying over on route to Fell Foot. Spy the outline of herons in the field and listen for the hoot of the resident white barn owl, catching his swooping silhouette in the dusk of summer.



THE WILLOWS

NEWBY BRIDGE

Leaving the M6 at junction 36, take the exit from the roundabout marked A590 Barrow A591 Windermere/Kendal, and follow the A590 and A591 for 3 miles. At the first junction, use the left lane to take the A590 slip road to Barrow/Milnthorpe/A6. At the roundabout, take the 1st exit onto the A590 and continue for 6 miles until you reach the Meathop Roundabout. Here, take the 2nd exit onto the Lindale Bypass/A590, and continue to follow the A590 for a further 6 miles. Reaching the Newby Bridge roundabout, take the 2nd exit onto the A592, and after 200 metres turn right. Continue up this lane, take the next right, and The Willows will be on your right-hand side through a gated drive.

 WHAT3WORDS: executive.singers.muddy

ASHDOWN JONES
THE LAKE DISTRICT

To view The Willows
Call: 015394 88811

Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING