



LOW WOOD BARN  
UPLHA

## Hidden Gem

Hidden away in the heart of the unspoiled Duddon Valley, escape it all at Low Wood Barn.

One of the quietest valleys in the Lake District National Park, Low Wood Barn is idyllically positioned with remarkable views up the valley and across to the fells.

Unseen from the road, life in this peaceful hamlet is private and quiet, with walks on the doorstep, down to the river. Pull up along the slate chipping driveway, where there is car parking to the front.

Ahead, the traditional old barn with its deep-set windows invites you in.

Make your way to the welcome of the porch entrance, where a modern, teal-toned front door opens into the entrance hall. Glass panels above and aside of the door deliver through an influx of light, as warmth emanates from underfloor heating beneath the slate tiles.

To the right, the solid wood and glass staircase leads both up and downstairs in this banked barn, whilst stained glass – a feature throughout – reveals the colourful personality of this home in the door ahead.



# Snuggle Down

Underfloor heating runs throughout most of the home for contemporary comfort, whilst oak doors combine a sense of traditional character; an eclectic motif repeated throughout the home introducing warmth and personality. Freshen up in the cloakroom with WC and wash basin on the left before opening the double doors ahead into the large, open plan lounge, with a spacious gallery landing above. Buttermilk tones to the walls lift the slate grey tiles underfoot, with lightly-toned exposed wooden beams in the ceiling. Deep set windows draw daylight and views in, whilst a pellet-boiler, glass-fronted with real flame effect, serves as both heating for

the home and an atmospheric focal point for the room. Double doors open up to a Juliet balcony looking down over the garden and across the valley, framing stunning views. Exposed timbers adorn the walls and impossibly high ceilings, harnessing the warmth and traditionality of a true Lakeland barn. Stairs lead up to a mezzanine level study, the perfect place to work from home, served by fibre broadband operating at a speed of 15 M/B P/S. Ample storage is available within the eaves. From a technological perspective, Low Wood Barn is served by an interlinked fire alarm system on all three levels of the barn, also a whole house ventilation system.



## The WOW Factor

Returning down to the lounge, follow the open flow to the side, where a large wooden dining table, ties the living area with the kitchen beyond for a sociable experience. Windows all around provide a constant connection with the inimitable beauty and peace of the Duddon Valley.

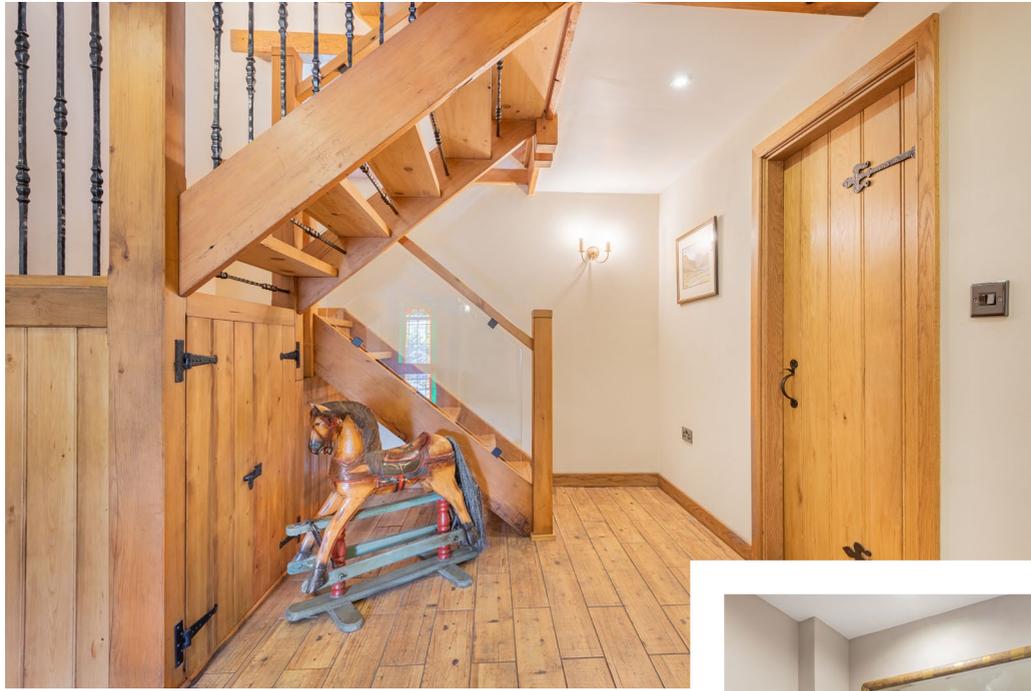
A central wooden topped island divides the dining area from the kitchen which has black granite worktops and vintage French style splashback tiles. With hidden lighting in the cabinets. A Moroccan light over the island creates a cosy atmosphere for dining.

Appliances include an American-style freestanding fridge-freezer, integrated dishwasher and Lacanche Cluny dual fuel range cooker. A large Belfast sink is undermounted within the worktops, and there is also a handy pantry cupboard, which no kitchen should be without. Note too, the possibility to open up this room with patio doors leading out to the front terrace, for those wishing to maximise the connectivity of this home with the outdoors.

Sneak a peek through the latched door into the walk-in larder, a handy room fitted with a second Belfast sink, ample storage and space for an extra freezer.







Returning to the entrance hall, take the solid wood staircase, embellished by feature wrought ironwork and glass balustrades to amplify light, down to the lower ground level. Emerging on a broad landing, sense the open and airy feel of the barn. Access is available out from this level via an attractive stained-glass door to the garden, as wood effect tiles extend underfoot.

Flooring is a highlight of this home, offering a distinct and unique feel to each room. Tiled in large slate with a mosaic edge, the first of three inviting bedrooms on this level features a deep window looking out over the garden.

Directly opposite, freshen up in the shower room, part tiled to the walls and underfoot, with a designer heated towel rail – one of three unique designs at Low Wood Barn. Refresh beneath the large shower. This room also contains a wash basin and WC.



With its own distinctive tiling underfoot, step through to a second spacious bedroom, with a deep window looking out to the Duddon Valley.

A little further along, arrive at a third double bedroom, light and airy with a large window overlooking the garden. A quirky spice cupboard to one wall conceals the consumer unit. Discover a second bathroom on this level, luxurious in its design and décor, featuring a bath, designer heated towel rail, wash basin and WC.



## Your Sanctuary

Returning to the staircase, ascend to the uppermost level where a spacious bedroom with vaulted ceiling is brimming with light. Wood effect flooring underfoot, this bedroom overlooks the garden and has exposed beams in the wall and ceiling. A walk-in wardrobe within the eaves offers plenty of storage space, whilst the ensuite is accessed through sliding glass doors and contains a bath, separate shower cubicle, wash basin, WC and designer heated towel rail.



# A World of Colour

Outside, the garden, completed in 2015, offers different areas in which to sit, relax and unwind. Surrounded by mountain and valley views, the planting is now beginning to mature, with a selection of cherry trees, acers and attractive borders. Trellis divides the lawn and drive from a more secluded sun trap. To one corner, a peaceful pergola and firepit are ideal for entertaining, with patios and pathways comprised of original flags and barn cobbles.

Dine alfresco at the patios to the front and side, following the sun as it moves around. Two outbuildings with electricity provide plentiful storage for mowers, bikes and gardening equipment.

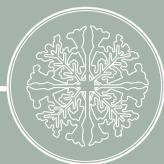


## Out & About

A walker's paradise, Low Wood Barn, in the heart of the Duddon Valley is the place to go to discover the beauty of the fells and to rediscover your peace of mind. Walk up Birker Fell and on to Devoke Water, the largest freshwater tarn in the Lake District and drink in views burnished with bracken in autumn to the direction of England's highest peak, Scafell Pike, capped in a bonnet of snow in wintertime. From Birker Moor, walk to the viewing platform for Stanley Ghyll, an imposing 60ft cascading waterfall dropping through rhododendron clad cliff faces.

Continue into Eskdale and Wasdale, where so many walks await discovery. Travel the Laa'l Ratty train between Eskdale and Ravenglass, stroll along the river in Broughton, trek to Swinside Stone Circle and admire the monoliths; the opportunities for exploration are limitless. Scafell Pike, Coniston Old Man and the Langdales are all within easy reach. Sate your appetite at the ever-popular Newfield Inn, located just a little way up the valley, or head into Broughton Mills or The Blacksmiths for a bite to eat.

The valley itself is home to a community hall, which doubles as a Post Office for two days of the week, whilst Tysons Butchers, a greengrocers, regular Post Office and baker are all to be found in nearby Broughton, with the village school. Head into Barrow, Ulverston or Kendal for days out shopping, although many supermarkets deliver directly to the door. The perfect size for a family, and ideal too for those looking to escape the hustle and bustle of city life. Work from home with ease in the week and spend your evenings and weekends roaming the untamed and wild beauty of the 'real Lakes', from the peaceful comfort of Low Wood Barn, a unique home in a serene location.



Ask the owners:  
Where do I go when I need...



**Milk:** Broughton in Furness



**Schools:** Broughton in Furness and onto Millom or Coniston



**A pint:** Newfield Inn



**Dinner:** The Wild Olive at Gosforth



**A day out with the children/a play area:** Zoo at Dalton or Laal Ratty, Muncaster Castle

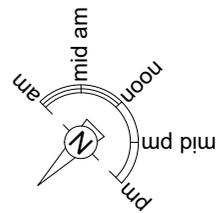


**Chemist:** Millom or Ulverston or Barrow

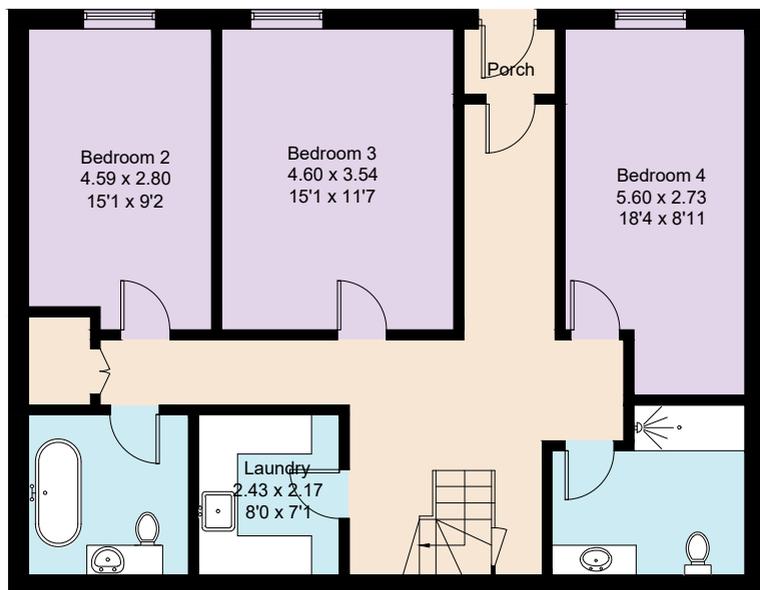


**Local fells:** Scafell Pike

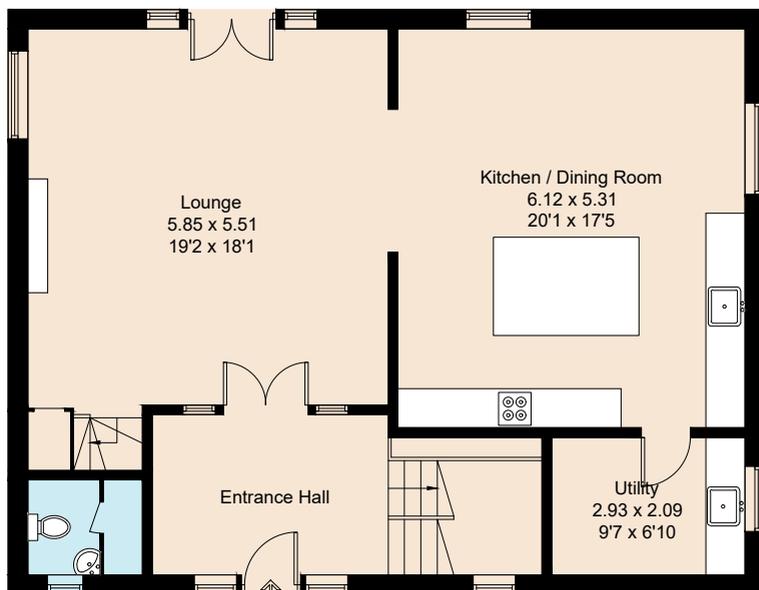




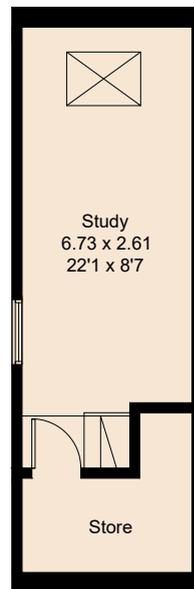
**Lower Ground Floor**



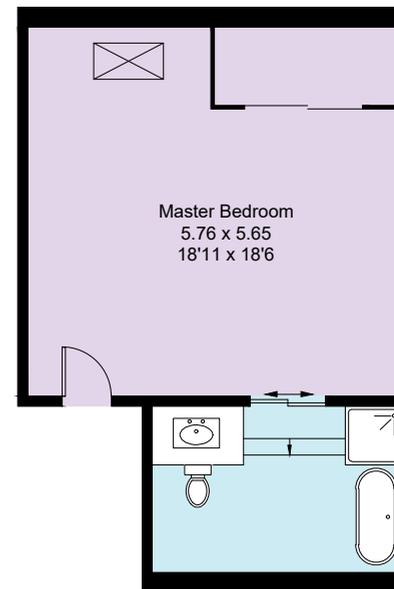
**Ground Floor**



**First Floor - Mezzanine**



**First Floor**



Approximate Gross Internal Area  
 Lower Ground Floor = 91.6 sq m / 986 sq ft  
 Ground Floor = 91.8 sq m / 988 sq ft  
 First Floor = 42.9 sq m / 462 sq ft  
 First Floor - Mezzanine = 21.7 sq m / 233 sq ft  
 Total = 248.0 sq m / 2669 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID850390)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	68   D
39-54	E		
21-38	F		
1-20	G		

# Finer Details

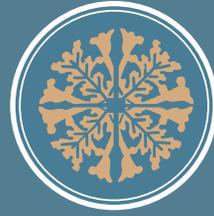
## Home:

- Barn conversion
- Built in the 1870's – 1900's
- Finished the renovation in 2015
- 4 bedrooms
- Freehold
- Amazing views
- Ample parking
- ¾ of an acre paddock
- Please call us for more details on local occupancy clause

## Services:

- Mains electricity
- Private water supply
- Wood pellet boiler
- LPG for the stove
- Shared bio pure treatment plant
- Fibre broadband





# LOW WOOD BARN

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## Low Wood Barn, Ulpha, Broughton-in-Furness, LA20 6DZ

Travelling from the M6, leave the motorway at junction 36 and follow the A590 westbound (signed Barrow) to Greenodd. Turn right on the A5092 to Grizebeck and take the A595 to Broughton-in-Furness. Pass through the village to the High Cross Inn, go down the hill and turn right immediately prior to the traffic lights and Duddon Bridge. Continue up the valley road for approx. 4 miles passing the post office and church, the property is approximately three quarters of a mile on the right hand side, turn onto the driveway and the parking for Low Wood Barn is on the left hand side.

 WHAT3WORDS: [noon.accordion.testing](https://www.what3words.com/noon.accordion.testing)

ASHDOWN JONES  
THE LAKE DISTRICT

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



SCAN ME  
TO BOOK A  
VIEWING