



Bracken Howe
Millans Park | Ambleside | The Lake District | LA22 9AG

FINE & COUNTRY

BRACKEN HOWE



Welcome to Bracken Howe, Millans Park, Ambleside, LA22 9AG

In the heart of Ambleside, an impressive Victorian villa from 1884 with delightful unobstructed views of Loughrigg fell. With impressive proportions and offering extensive accommodation that's well presented and has been skillfully updated to make this a heritage property well equipped for modern day living. Currently, a highly successful, luxury holiday let, the property is being sold as a going concern and includes most fixtures, fittings and furnishings to enable a swift transition of the business. It would be equally suitable as a main residence or as a second home.

Bracken Howe offers an entrance porch, impressive hallway, lounge and snug, dining room opened up to the kitchen to give a sociable open plan feel, laundry room and cloakroom. There is an excellent range of cellar rooms currently used for storage, but capable of being developed, with a separate external access. To the first floor is a half landing, off which is a spacious main bathroom. From the generous main landing, with cathedral style coloured glass ceiling panel, are five double bedrooms. Three of these have ensembles, two being bathrooms, the third a shower room.

Outside the garden mainly sits to the west and has a raised deck leading straight out from the dining room, a seating terrace, lawn and established planted borders. There's a hot tub with covered changing area and a charming summer house. To the rear and side is extensive off-road parking provision with space for five cars.

Being the end property of three pairs of semi-detached villas, Bracken Howe has an advantageous setting with unspoilt Lakeland views that take in Loughrigg to the west, following round in a northerly direction to Nab Scar, the Fairfield Horseshoe, Red Screes and Wansfell. The location is quiet, tucked away, with little in the way of passing traffic and is perfect for a short and level walk into the village for something to eat after a day on the fells or out exploring the multitude of local attractions – whatever the weather there is always something to do here.

In the heart of the Lake District this is the perfect location for anyone looking to embrace Lakeland life, full time, part time or from an investment stance.

“ We live and work in Southport and we bought Bracken Howe as a hybrid between a holiday let and a second home, with a view to eventually retiring here.

We fell in love with the house on our first visit. It is a large, elegant Victorian house built in the early 1880s with the feel and features of a bygone era, but with modern facilities and décor. It has a character that is hard to describe, but easy to experience. The four-poster beds and a hot tub typify the past and present in harmony. Sitting in the lit-up hot tub on a winter's night with a glass of champagne, is one of our best experiences in the property! For the active, the hot tub is also a great experience after a long day's walk.

Bracken Howe is the best possible Lake District experience for larger groups – the relaxation of an elegant country house, combined with an ideal location for the active to enjoy outdoor pursuits.

It's been a great success as a holiday let but we also stay with family or friends when there are no bookings.









Location

Ambleside needs little in the way of introduction, in the heart of the Lake District and easy to reach, it sits just to the north of Lake Windermere and is a centre for touring, walking, mountaineering and mountain biking. Ever popular, its quaint and characterful streets are full of mainly independent shops and offer a wide choice of places to eat and drink. The lake shore at Waterhead is within walking distance where you can watch the world go by from the Wateredge Inn or catch a traditional steamer to Bowness-on-Windermere or Lakeside at the southern end of the lake.

For day to day needs, there are Tesco, Co-op and Spar shops with a branch of regional favourite Booths to be found in Windermere.

“ *The Lake District has been close to our hearts since climbing, walking and cycling there in our late teens. It is not just the natural scenery of mountains and lakes that attracted us, but the local culture generated by the villages, pubs and the local people.* ”

Ideally, we wanted a property at the heart of the Lake District where we could walk out the door to start some classic Lake District walks (short and long), but also to be close to local facilities to eat and drink without using the car. We did not expect to tick all of these boxes, but Bracken Howe does that – and more.







Step inside

Bracken Howe was built in 1884 for the Thompson Family, at the time Mr Thompson was the head teacher of the primary school. 130 years later, the current owners bought in 2014 and are only the third family owning the property.

For lovers of character properties, Bracken Howe is an absolute gem. It retains a wealth of period architectural features from the day, such as extensive use of quality pitch pine internal joinery (polished floor boards, panel doors with original door furniture such as brass handles and finger plates, deep skirting boards, wide architraves and picture rails), the original servants' bell board (bearing the original contractor's name, A. Huddleston, Compston Road, Ambleside) and original fixtures (the dining room has a lovely original alcove cupboard as does the kitchen and both bedrooms 1 and 2 have original fitted wardrobes). There are substantial original fireplaces in both the sitting and dining rooms (both with grates capable of holding an open fire), colourful and characterful Minton tiled floors are laid in the hallway and porch, there are ceiling cornices and dado rails and almost throughout, the original windows with period ironmongery.

The accommodation is well proportioned with excellent fell views to be enjoyed from many rooms. Standards are high in everything from the quality appointments and tasteful décor to the highly polished floors.

Bracken Howe exudes character and warmth, it is instantly inviting and not at all hard to see why it has been such a great success as a holiday rental. As it sleeps ten it has proved popular with family get togethers and for groups of friends celebrating special occasions and landmark birthdays – it's the perfect setting for a country house party.

Internal inspection is highly recommended to experience the character of the property.

“ As you step into Bracken Howe you will quickly appreciate it is a property of genuine character, quality and elegance. Modern, but with many of the original elegant Victorian features retained and restored. High ceilings and large rooms reinforce the feeling of spaciousness.

Our policy of constant improvement has included replacement of the beds in all five bedrooms with new high quality Vi-Spring or Hypnos mattresses. Two of the bedrooms include romantic four-poster beds with views over the fells.

The policy of ensuring good quality furniture and fittings to enhance the holiday experience is also reflected in every element of the package we offer with an Aga range cooker, quality kitchen appliances, Naim and Bose audio systems and a Sky TV subscription, to mention just a few. Using the words of another guest: "An elegant house of a bygone era with every modern facility and convenience."













Step outside

Outside the sunny, westerly facing garden gives a wide and open view taking in the church spire, Loughrigg Fell over which the sun sets in an evening and the start of the Fairfield Horseshoe. The terrace is spacious with room for a dining table and chairs to be set up.

There is also a raised deck leading off from the dining room giving a choice of venues – this would make the perfect location for a glass of something chilled as you watch the sun dip behind Loughrigg and gaze over the high fells of the Fairfield Horseshoe.

The Catalina hot tub has room for six people, including a lounger, with wonderful views. There is a wooden arbour with space to change and hang up your robe before getting into the bubbles.

The summerhouse is nestled in a corner position and has internal power. It makes a lovely, sheltered place to sit outside when the weather is just warming up.

A quiet and peaceful haven, private and sunny with the sound of birdsong and sometimes church bells in the background – what could be better?

There is parking, with room for five cars.

There is external power and light. There is also external hot and cold water supply.

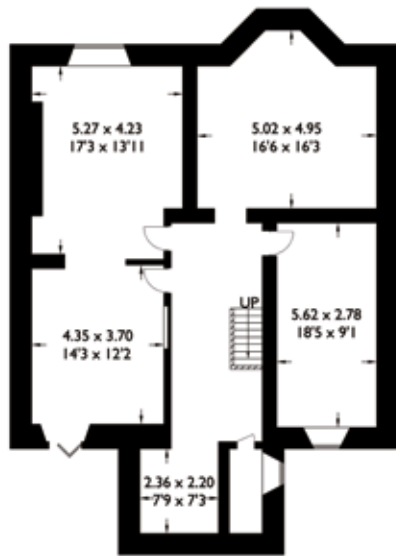




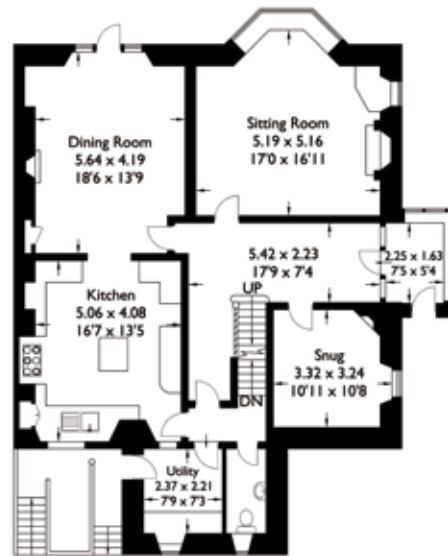


Bracken Howe

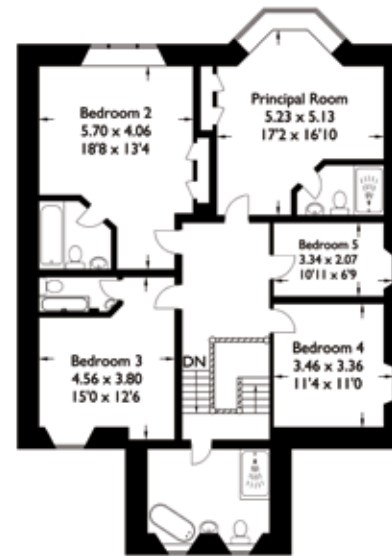
Approximate Gross Internal Area : 337.79 sq m / 3635.94 sq ft
 Outbuilding : 7.44 sq m / 80.08 sq ft
 Total : 345.23 sq m / 3716.02 sq ft



Cellar



Ground Floor



First Floor



Outbuilding

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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 08.05.2024



FURTHER INFORMATION

On the road

Grasmere	4.2 miles
Windermere	4.9 miles
Hawkshead	5.8 miles
Kendal	13.3 miles
Keswick	16.5 miles
Manchester	85.3 miles

Transport links	
Oxenholme (railway station)	16.8 miles
M6 J36	20.3 miles
Manchester airport	94.8 miles
Liverpool airport	100.3 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.

Internet Speed

Broadband

Ultrafast speed available from Openreach or Fibrus of 1000 Mbps download and for uploading 1000 Mbps..

Mobile

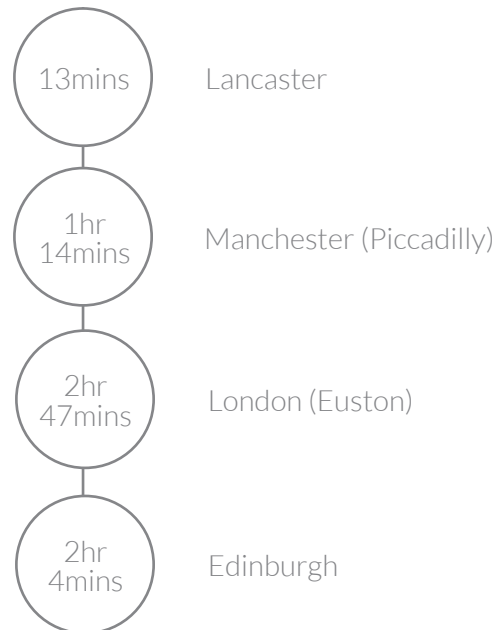
Indoor: Vodaphone likely for both Voice and Data. EE, Three and O2 is likely for Voice and limited for Data
Outdoor: EE, Three, O2 and Vodaphone likely for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

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.

There is a station in Windermere on a branch line with services to Oxenholme and Manchester airport.



Please note

Bracken Howe is let through Lakelovers, Booking.com, Air BnB and Vrbo. To minimize disruption to resident holiday makers viewings will be conducted on changeover days which are normally a Friday. Trading accounts are available to interested parties after viewing. Bookings are currently operating up to the VAT threshold of £90,000, but the business is capable of generating higher revenue.

Directions

Use Sat Nav **LA22 9AG** with reference to the directions below:

Ambleside has a one-way traffic system. Whether approaching from Grasmere or Windermere direction, follow Compston Road and turn left immediately before Zeffirellis, take second left and follow the one-way Millans Park crescent round to the right. There are two sharp dog-legs. Turn left up the gravel path at the second dog leg. Bracken Howe is at the end on the left. There's plenty of parking.

Local Authority

Westmorland and Furness Council – business rates are payable. Rateable Value of £5,600 (with effect from 01.04.23) with the small business multiplier of 49.9p. Small business rates relief may be available; prospective purchasers are advised to make their own enquiries. The current owners benefit from 100% relief.

Things to do in the area

Local leisure activities

Cinema, live music and dining at Zeffirellis and Fellinis, live music most Fridays and Saturdays in the Jazz Bar

Steamers and boat hire at Waterhead

Boating and sailing on Windermere at the Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness-on-Windermere

Wild swimming in the lakes and tarns

Golf courses at Windermere, Crook, Kendal and Grange over Sands

Places to eat

Informal dining, cafes and pubs

All within the town you'll find a great selection, we'd recommend The Priest Hole, Mr H's, Copper Pot Café, Fresher's Café, Force (It has amazing views!), The Apple Pie Café, The Badger Bar, Shelia's Cottage, Ambleside Tap Yard (they brew their own beer) and The Flying Fleece.

Great walks nearby

There are many great walks which can be done in all directions by putting your boots on and walking straight from the house. The first fell must surely be Loughrigg as upon reaching the top you can look down to Bracken Howe and wave to those who stayed home and didn't make the climb!

Next to conquer, as you can also see it from the house, is Wansfell, with great views over Lake Windermere.

A little more ambitious, is the Fairfield Horseshoe. This is an iconic circular hillwalking ridge walk route (of just under 10

Spa and gym facilities at several local hotels

Places to visit – included within the vast array of Lake District attractions there are many National Trust locations to visit, including Beatrix Potter's house Hill Top at Near Sawrey and The Beatrix Potter Gallery in Hawkshead, the steam yacht Gondola on Coniston Water and Dove Cottage and the Wordsworth Museum in Grasmere.

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

Fine dining restaurants

Michelin starred restaurants within walking distance include The Old Stamp House Restaurant and Lake Road Kitchen. Further Michelin starred restaurants include: The Samling (2 miles away); Forest Side (4 miles away in Grasmere); and Gilpin Hotel (8 miles away in Windermere)

Also very good restaurants in Ambleside are: Kysty and Bellis.

miles) and starts from Ambleside taking in all the fells that surround the valley of the Rydal Beck; Nab Scar, Heron Pike, Great Rigg, Fairfield, Hart Crag, Dove Crag, High Pike and Low Park. It's extremely popular and follows well defined paths, it was said to be one of Wainwright's favourite ridge walks, defined by him as "a great horseshoe of grassy slopes below a consistently high skyline, simple in design and impressive in altitude".

Schools

Primary

Ambleside CoE Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)
Windermere School (Independent)

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the kitchen. The main bathroom and ground floor cloakroom have electric underfloor heating. CCTV accessible via a mobile app.

Included in the sale

Bracken Howe is being sold as a going concern and therefore the guide price includes most fixtures, fittings and contents to enable a seamless transition of the business. The sale also includes the advantage of all advance bookings.

Guide price £1,200,000

Council Tax band G

Tenure
Freehold



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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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