



Willow Tree Barn  
Brigsteer | Kendal | LA8 8AR

FINE & COUNTRY



WILLOW TREE BARN

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### Welcome to Willow Tree Barn, Brigsteer, Kendal, LA8 8AR

Within the Lake District National Park, Willow Tree Barn is a wonderful opportunity to buy a lifestyle and an income – it is essentially three in one. In a tranquil setting, on the edge of the pretty village of Brigsteer in a picturesque rural setting with some super long-range views across the valley, the properties occupy a generous plot of c.1.64 acres which encompass ample parking, outbuildings, gardens, an orchard and land.

This is a property that has evolved over time; it all started with Willow Tree Barn which was converted from a redundant agricultural building to a residence in 2015 providing open plan living kitchen and cloakroom, a study as well as two double bedrooms both of which are ensuite. This was extended in 2019 with the addition of The Annexe which has a hall with downstairs cloakroom, an open plan living kitchen and on the first floor, a double bedroom with an ensuite shower room. The two residences are connected on the ground floor. Specifically for holiday letting use, a contemporary glamping pod was then added in 2020.

Willow Tree Barn and The Annexe offer a very flexible and adaptable arrangement - the vendor currently let out the original barn conversion and live in the smaller annexe but it could be occupied all together as a single family residence or enjoyed for multi-generational living or as a private guest suite for visitors.

This is an ideal prospect for those seeking to enjoy a country lifestyle in this gorgeous corner of the southern Lake District with the enticing prospect of the glamping pod for an additional income.











### Location

With narrow lanes of quaint cottages, well-kept barn conversions, the occasional more recently built home and colourful gardens, Brigsteer is an exceptionally attractive village in the Lyth Valley, within the Lake District National Park. The gently undulating valley is well known for its damson orchards; in early spring, the distinctive frothy clouds of white blossom grace the fields and are a frequent sight, by autumn the trees are laden with the purple fruit and are ready for harvest, indeed there are several trees within the orchard at Willow Tree Barn.

Brigsteer has a pub and a modern village hall which hosts a variety of groups and classes. In nearby Levens (2.1 miles distant) there is a shop, pub and school.

Along with Brigsteer, at the heart of the Lune Valley are the picturesque villages of Crook, Crosthwaite, Underbarrow, Winster and Witherslack, all being connected by a network of lanes, bridleways and footpaths. Collectively this is a sought-after place to live and no wonder, it offers a delightfully rural but exceptionally accessible country lifestyle with a strong and active local community; all the advantages without any of the inaccessibility as the Lyth Valley is easy to reach off the M6 via the A590 and with a station on the main West Coast railway line at Oxenholme (Kendal) it offers great connectivity for the wider road and rail network.

The peaceful valley feels a world away from the noise and crowds of the busy Lakeland villages of Bowness-on-Windermere, Ambleside, Grasmere and Hawkshead but these remain close enough to visit for day trips or an evening out or for those staying on holiday with you.





### Willow Tree Barn

The barn's former large doorway is now glazed and provides the main entrance into an open plan living kitchen which has a modern wood burning stove in the seating area and in the kitchen a range of fitted units with classically styled cream panel doors. There are super views across the valley for those tasked with washing up. The ground floor has a cloakroom, two understairs storage cupboards and an imaginative gently curved staircase with oak risers and treads leads upwards. The attractive gallery landing has a glazed panel to the living space below and exposed roof trusses. A small room with a shelved store is an adaptable space - ideal as a study or for hobbies. There are two double bedrooms, both having built in wardrobes with sliding mirror fronted doors and Velux skylights (all remote operated for convenience). One has an ensuite bathroom (with a shower over the bath), the second is a shower room. There are oak framed double-glazed windows, oak cills and light oak contemporary internal doors. Karndeane oak flooring runs throughout.

### The Annexe

Modern, light, airy with well proportioned spaces, the front door leads into a hall with exposed stone wall, a lovely oak staircase, a downstairs cloakroom, views across the valley and a convenient connecting door into the Willow Tree Barn. The living kitchen is a great space - cook, eat and relax, all with great views over the Lyth Valley. Kitchen cabinets are white high gloss which give a fresh, crisp look. Facing southwest, French doors lead out to a seating terrace under a pergola. Rise to the first floor and the gallery landing has enough space for a desk, an exposed stone walls adds a traditional touch. From the double bedroom wake up to super views; the picture windows commands great views across the valley. The ceiling rises to the roof's apex and there is a built-in wardrobe. The ensuite shower room has a large cubicle, vanity unit and loo. There are hardwood double glazed windows and light oak contemporary internal doors. Karndeane oak flooring is laid in the hall, living kitchen, gallery landing, bedroom and ensuite shower room.

### Willow Tree Pod

Supplied locally from Newfoundland Lodges Ltd, this contemporary pod has consent for holiday letting use and provides super space with an efficient layout which includes a built-in double bed, a seating and dining area, fitted kitchenette and shower room (with shower, wash basin and loo). Glazed doors ensure those staying in this cosy pod have a lovely countryside view. To the side, tucked away out of sight, is a paved seating area.







































### Step outside

Upon arrival there's a generous parking area laid with chippings and a wooden open sided carport, ideal if you have a classic car that needs a degree of protection, alternatively, it makes a lovely, covered seating area.

The rear of both properties face southwest and are currently separated by a fence to allow a private seating area for holiday guests but the fence could easily be removed and the area opened up if it was to be occupied as a single residence: To the rear of Willow Tree Barn the dedicated seating area is laid with chippings and has gated access off the lane so it would be possible to bring a car in this way if required. To the rear of The Annexe is a paved seating area perfectly positioned to capture the views. It sits under a wooden pergola and makes a super spot for outside dining. To the side is a lawn which also enjoys the open views.

The **detached outhouse** is great for storage and has workshop space. There is power, light, storage racks and double doors to enable the housing of a ride on mower.

A wooden **garden shed** has power laid on. There are a pair of **wooden stables** with turn out areas and an attached **feed store**.

From the parking area is gated access to the field which has an orchard running along the eastern boundary with established damson, apple and pear trees.

The total grounds extend to c.1.64 acres and offer a slice of country lifestyle with the potential to keep a pony or two, donkeys, a few rare breeds or chickens.







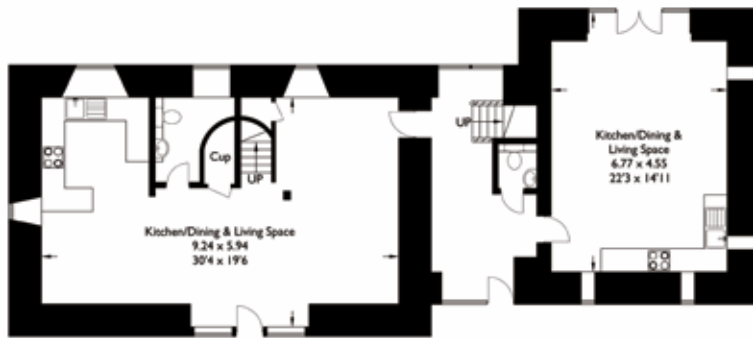
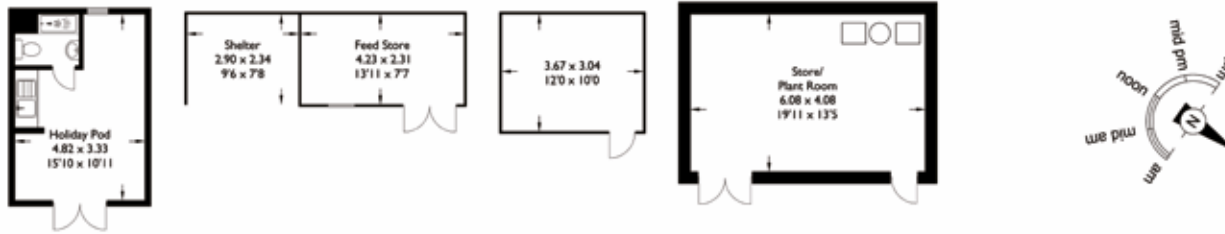


# Willow Tree Barn

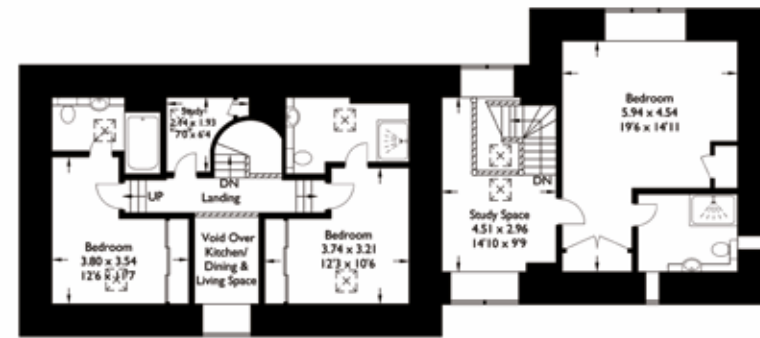
Approximate Gross Internal Area : 190.29 sq m / 2048.26 sq ft

Outbuildings : 68.86 sq m / 741.20 sq ft

Total : 259.15 sq m / 2789.46 sq ft



Ground Floor



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		



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 28.06.2024





# FURTHER INFORMATION

## On the road

Levens	2.1 miles
Kendal (via Helsington)	4.9 miles
Bowness-on-Windermere	8.8 miles
Cartmel	11.5 miles
Manchester	74.2 miles

### Transport links

M6 J36	6.4 miles
Oxenholme (via Levens)	7.6 miles
Manchester airport	81.3 miles
Liverpool airport	86.4 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

The vendors currently obtain internet through a mobile router service through BT/EE (4G). There is dedicated separate Wi-Fi for all three properties.

### Mobile

Indoor: EE and Three report 'limited' Voice and Data services. O2 reports 'limited' Voice service and no Data service. Vodaphone has no Voice or Data services.

Outdoor: EE, Three, O2 and Vodaphone report 'likely' Voice and Data services.

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](http://nationalrail.co.uk) for further details.

Additionally, there is a branch line station at Windermere with frequent services to Oxenholme.



## Schools

### Primary

Crosthwaite CoE Primary School  
Levens CoE Primary School  
There is a selection of primary schools in Windermere and Kendal as well as independent schooling at Windermere School

### Secondary

The Lakes School, Troutbeck Bridge  
Dallam School, Milnthorpe  
The Queen Katherine School and Kirkbie Kendal School, both in Kendal  
Windermere School (Independent)

### Further Education

Kendal College  
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)  
Lancaster University

## Directions

**what3words** [tripling.wing.town](https://www.what3words.com/tripling.wing.town)

Use Sat Nav **LA8 8AR** with reference to the directions below:

Entering the village from the direction of Levens on Parkend Lane. Turn left onto the narrow lane (signed as unsuitable for HGVs) and then sharp left onto Low Lane. Continue down the lane and Willow Tree Barn is on the right.

## Local Authority

Westmorland and Furness Council (The Annexe is banded A for council tax purposes)

Business rates are payable on Willow Tree Barn having a Rateable Value of £1,925 (with effect from 01.04.23) and a small business multiplier of 49.9p. Small business rates relief is currently applicable (2024/25 financial year).

## Local leisure activities

The area is popular with cyclists as there are many recognised routes in the area including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway  
Cartmel Racecourse, a small national hunt racecourse in Cartmel with nine race days a year  
Golf courses at Grange-over-Sands, Windermere, Crook and two at Kendal  
Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness-on-Windermere  
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the Lake district's lakes and tarns  
Theatres at The Old Laundry in Bowness-on-Windermere and The Brewery in Kendal  
Cinemas at The Royalty in Bowness-on-Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal  
Historic properties to visit - Sizergh Castle (National Trust), Levens Hall, Leighton Hall, Holker Hall, Brockhole on Windermere (the National Park visitor centre), Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere as well as a host of National Trust locations within the National Park including Beatrix Potter's house Hill Top at Near Sawrey  
Jetty Museum, Windermere  
Spa and gym facilities at several local hotels

## Places to eat

The Lake District is a paradise for any food lover. Here is a selection of our favourites:

### Informal dining, cafes and pubs

The Wheatsheaf, Brigsteer  
Hare & Hounds and Levens Kitchen, both at Levens  
The Punch Bowl, Crosthwaite  
Hare & Hounds, Bowland Bridge  
The Black Labrador, Underbarrow  
The Derby Arms, Witherslack  
The Brown Horse, Winster  
The Strickland Arms and Low Sizergh Barn Farm Shop Café,

both at Sizergh  
The Cavendish Arms, Cartmel

### Fine dining restaurants

L'Enclume and Rogan and Co, both in Cartmel  
Heft, High Newton  
Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere

## Great walks nearby

There is a lovely circular route around the village itself which is good for simply stretching your legs but beyond this there is a network of lanes, bridle paths and footpaths all linking up to provide a never-ending variety of longer walks. Involving a drive, but well worth it, there are Wainwright's 214 Lakeland fells and Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) to explore as well as coastal walks along the promenade at Grange over Sands and in the Arnside and Silverdale AONB.

## Please note

Both Willow Tree Barn and Willow Tree Pod are let through Lakelovers [www.lakelovers.co.uk](http://www.lakelovers.co.uk)  
Information regarding accounts is available after viewing to bona fide prospective purchasers.

## Services

Mains electricity and water. Private drainage serving the main house, the annexe and the pod. Ground source underfloor heating (NIBE pump in the outhouse) to Willow Tree Barn and The Annexe.

Electric underfloor heating in the pod.

13 solar panels (plant in the outhouse).

## Included in the sale

The Annexe - curtains, curtain poles, blinds and light fittings throughout. Storage racks in the outhouse. Willow Tree Barn and Willow Tree Pod - as current holiday lets, all contents are included in the sale to enable seamless continuation of the businesses. Included kitchen appliances as follows: Willow Tree Barn - double oven with grill, electric hob, dishwasher, fridge freezer (all Bosch), Elicia fan and free-standing Daewoo microwave. The Annexe - Lamona oven and hob, extractor fan, free standing Liebherr fridge freezer, Bosch dishwasher and Indesit washing machine. Willow Tree Pod - small fridge, microwave and portable hob. Outhouse - free-standing Beko fridge freezer.

Guide price £775,000

Tenure  
Freehold







# FINE & COUNTRY

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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.

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Fine & Country  
Tel: +44 (0)1539 733500  
sales@fineandcountry-lakes.co.uk  
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

