



Hare Hall  
Broughton-in-Furness | Cumbria | LA20 6BA

HARE HALL



# KEY FEATURES

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## Welcome to Hare Hall, Broughton Mills, Broughton in Furness, LA20 6BA

Location, location, location! A wonderful opportunity to embrace the dream of life here in Lake District and escape to this quintessential Lakeland former farmstead. A charismatic house and detached barn embracing a phenomenally private rural setting in grounds of c.1.84 acres and commanding fabulous southerly aspect with unspoiled, panoramic views of the Duddon Estuary and the wider surrounding fells and hills.

You can walk, run or cycle straight from the door with a network of lanes and footpaths giving access to the major peaks and Wainwright fells of the central Lakes. Rising behind the house is Stickle Pike, it's where you'll find Stickle Tarn (perfect for wild swimming if you like a dip in nature).

Truly a landmark property, you may have even spotted Hare Hall (maybe without realising) as the house is visible in the far distance, a mere white dot on the landscape, when driving along the A5092 towards Broughton Mills.

The house itself offers a porch, boot room, generous double fronted reception room, kitchen, library area, four bedrooms and two bathrooms. A detached barn provides a first-floor apartment of open plan bedroom/sitting/dining kitchen and a bathroom and on the ground floor, a workshop, laundry and fuel storage barn. There are delightfully informal gardens around the house, an unexpected formal knot garden, a multitude of seating areas, ample parking and direct access to the Stickle Pike and from there many of the high fells of the central Lake District – if you love walking, Hare Hall as a prime position!

It's an absolute gem; what a privileged invitation to be the next custodians of this superb period property and write the next chapter of its history.

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“ *Whilst we haven't lived here for long, Hare Hall has proved to be a great house for having people over. For guests staying longer the annexe is lovely, they have their own space (as do we!), it's fairly basic but it's comfortable and works well.*

*We needed a workshop so the barn gave us the space to create one, but it could easily be used for something else.*







# LOCATION

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## Location

If you are seeking total immersion in the great outdoors, then this is quite possibly the perfect location for you. Getting there is as much about the journey as the destination, from the M6, the roads become progressively narrower and quieter, undulating and winding, the scenery becomes gradually less populated, more dramatic with high fells dominating the skyline. As the miles clock up, it's possible to feel yourself relaxing as the unspoilt fields and fells, virtually unchanged over the centuries, envelope you and welcome you in.

Hare Hall is the ideal setting for retirement, working from home or spending valuable time off; life here exists in its own little bubble, a world away from the hum of traffic, glare of street lights (the nights are fabulously starry!), and noise of any neighbours (providing you don't count the sheep!).

Secluded and private, but not isolated, within the western fringes of the National Park, it is nestled in the peaceful and enchantingly named Lickle Valley. Broughton Mills comprises a scattered hamlet of cottages and farmsteads, all served by a well-supported family run characterful pub, The Blacksmiths Arms, a village hall and a church. The parish magazine is a ready source of local information and the social calendar as this is an active and welcoming rural community with an annual highlight being the Millom & Broughton Agricultural Show held each August.

Far from the madding crowds, Hare Hall is exceptionally well placed for all this famous UNESCO World Heritage Site has to offer residents and holiday makers alike. The beauty of this lesser known valley is that life here is quiet and tranquil, without the crowds and traffic often associated with the honey pot resorts in the central Lake District. From here you can explore the majestic high fells straight from the garden gate. The mountains, valleys and footpaths providing never ending options for exploration, but all with the joy of returning home to your own fire side and bed every evening.

If you do decide to venture out to see the sights or are entertaining visiting guests then destinations such as Coniston, Hawkshead, Bowness on Windermere and Ambleside are within easy reach for day trips.

For everyday needs, the nearest town is Broughton in Furness. Many local events centre on this charming historic town with its Georgian cobbled market square and impressive central obelisk. Broughton has a range of shops, including a fabulous butcher's shop, traditional bakery, Post Office as well as cafes and pubs, doctors' and vets' surgeries and a fuel garage. Slightly further afield, there's a good range of shops and amenities in the delightful Cumbrian market town of Ulverston with Booths, M&S Food and Aldi supermarkets all present.

If working from home isn't for you then Hare Hall is surprisingly accessible for commuting to Ulverston, Barrow and the central Lake District.

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“ We wanted the freedom of walking out of the gate and straight onto the fells; we find we can go for hours and rarely see another person. We walk across the lane and then onward to The Old Man of Coniston, literally, the only tarmac is about three meters as we cross the lane. Living here our access to the big hills is marvelous; Scarfell, Wrynose... very quickly we are in the heart of the Lakes. From the top of Stickle Pike (the hill right behind the house) there are views to Ingleborough and over towards Morecambe Bay.



# STEP INSIDE

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If you like period features, nooks and crannies then you'll appreciate all that this former farmhouse has to offer; flag floors, a salt/spice cupboard, the slate shelves of the former larder (now incorporated into the sitting room and useful for books), exposed woodwork (ceiling beams, roof trusses and window lintels) and reassuringly thick walls. Believed to date back to the early 1700s, a substantial two storey extension was added in 1982, a seamless addition, the only clue being a two foot thick inner wall between the kitchen and the sitting room.

The present owners had been living in New Zealand for over twenty years and were looking to 'move back home'. Hare Hall was tired and in need of care and attention, but it suited their brief of a period home in the heart of the Lakes with open access to great walking country. Regrettably, they now find themselves in a situation where they need to be closer to family further south and so with heavy hearts they are putting their beloved Hare Hall on the market, but they leave confident that it is in far better order than when they took it on and are sure in the knowledge that the new owners will benefit from all that they have done.

In their brief time here they have been busy, the most sizeable elements of their Hare Hall renovations being:

Internally, a newly installed oil central heating boiler, hot water storage tank, oil fired Aga, renewal of the majority of the plumbing and a number of replacement period style cast iron radiators, particle and UV filters for the private water supply, heritage style PVC windows (flush casement with attractive monkey tail handles), staircase refurbishment (including a reclaimed 1700s balustrade, a deep oak rail and elm finials on the newel posts), renovation of handcrafted solid pine kitchen cabinets and extra units added, joiner made bespoke landing bookcases, brass look toggle light switches on oak plinths, heritage style heated towel rail and selective new bathroom taps, decoration throughout, new door latches in a period pewter style, and finally, but not exhaustively, all new plush carpets (fully washable, essential in a country home!), with good quality underlay, an absolute treat for the feet.

Externally the work continued with an overhaul of the chimneys (stacks were pointed, flues capped and a new flue liner installed for the Aga), external elevations were painted with Sandex breathable paint (which seals the walls from moisture ingress and is said to make the interior warmer by several degrees). Sliding glazed doors were added to the workshop (with the old barn doors remaining on the exterior) to improve light and warmth.

There are great views from Hare Hall, the barn opposite was built at a slight angle, thereby opening the aspect from the house itself. Views from a couple of bedrooms have a super view across the Lickle Valley towards the Duddon Estuary.

Follow us as we take you round. There are three entry doors, a stable door straight into the kitchen, a front porch into the sitting room (lovely to keep open on a warm day and allow the breeze to waft through) and what is probably the main door for guests, on the side porch, as it opens into the boot room. The flagged kitchen has a welcoming farmhouse feel centered around the country living essential, an Aga, the pot sink provides a delightful view for those washing up.

From the kitchen, there is a lovely long aspect through into the heavily beamed main reception room, the bottom half of a stable door keeps dogs on the flags and allows the warmth of the Aga to flow through. Quintessentially Lakeland, it exudes character and charm with a wood burning stove at the far end. It would originally have been a kitchen, pantry, parlour and hall, but as one large space it has ample room for both dining and relaxed seating; a super room for family life and when entertaining. Completing the ground floor is a bathroom with a heritage style suite and a flagged floor.

The understairs area was opened to create an open feel and area for display, the stairwell itself is full of character with period features reinstated having been removed over the preceding decades. A window on the half landing looks out onto the fell, Herdwick sheep sometimes are to be seen peering inside! The landing opens and includes a reading area with a bespoke wall of bookcases that have been hand crafted to neatly fit in the undereaves area. There's further storage here providing an airing cupboard and wardrobe.

The light and airy principal bedroom has a ceiling open to the roof's apex and enjoys a triple aspect, the view from the bed is particularly delightful with French windows opening to the garden. The main bathroom is packed with character, a roll top bath taking centre stage, a heritage style wash basin and a high-level flush loo from The Albion Bath Company. The second bedroom has a cracking view across the Lickle Valley and open access to hanging space created in the under eaves space. There are two remaining bedrooms, the fourth is kitted out as a dressing room with open fronted wardrobes and shelves.





















# STEP OUTSIDE

## The Barn

This is an exceptionally useful and flexible addition to the property with great amenity value; it provides a laundry, secondary accommodation, workshop and storage but it could be adapted as you required, subject to consent.

From outside, an old oak door opens to the laundry which also provides ample storage. The workshop's old barn doors have inner glazing to keep it warm, wind and waterproof. When the back door is open there's a lovely view out to the fells. Stairs lead up the first floor apartment which was created in 1991 by previous owners. Essentially, it's one large room with areas for cooking, eating, sitting and sleeping with a separate bathroom. The window in the gable end commands a fabulous panoramic view to the Blawith Fells, the Kirby Fells and The Knott – truly breathtaking. The space is incredibly versatile, whether it is for a resident family member, for visiting guests, as a teenage den or an office, workspace, party room or home cinema, it's up to you. At the far end of the barn is "The Swallow Barn", named after its annual visitors and providing a great area for storing logs.

## Step outside

Opening the gated driveway, two strips of tarmac cross the field and lead to the property; you're entering the rarefied world of Hare Hall, a haven of tranquility, a glorious slice of the unspoiled Lake District.

The predominantly south facing gardens enjoy day long sunshine and have purposefully been kept informal so that they sit comfortably in their natural surroundings. One small exception to this is an unexpected knot garden with neat, well-trimmed box hedges, apple trees and in spring, bluebells. There are areas for garden furniture and benches around the garden, strategically placed to capture a particular aspect of the captivating views – can you see yourself here with a Sunday morning pot of coffee and the weekend papers or maybe a long leisurely afternoon barbeque with friends as the sun shines on another lovely Lakeland day? A haven for wildlife, there is an extraordinarily restful nature to the property, garden and setting.

A babbling brook rises and flows through the garden, the gentle noise a soundtrack to time spent outdoors. A terraced grass track is mown and is lined with established rhododendrons and azaleas, a riot of colour in spring, it leads to a natural rocky outcrop. A small mature woodland offers the option of self sufficiency when it comes to logs for the fire.

Always a consideration, there's plenty of parking and turning space on offer. An old stone-built pig sty is now a useful store and there is a open fronted wooden field shelter.

Good for the soul, living here you will be fully in tune with the seasons, each one brings new splendour to the setting; vibrant new leaves in spring, verdant lushness in high summer, resplendent autumnal golds and reds and come winter, utterly magical under a blanket of newly fallen snow.

“ The fell behind the house is open access so we can wander where we like. We can go out for a full day and rarely see another person..... or we just walk to the pub. The quietness and stillness of this part of the Lake District is incredibly restful.

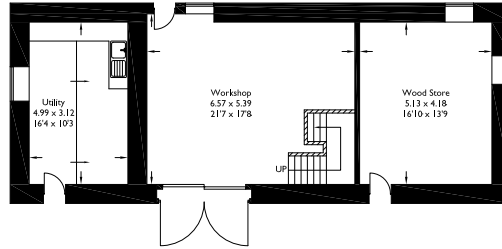
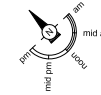
We can hear the owls hooting to one another at night and have very much enjoyed wildlife passing through the garden; birds of prey, foxes and deer.



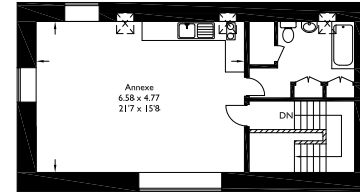


# Hare Hall

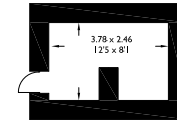
Approximate Gross Internal Area : 182.45 sq m / 1963.87 sq ft  
 Barn : 124.92 sq m / 1344.62 sq ft  
 Shelter : 21.44 sq m / 230.77 sq ft  
 Total : 328.81 sq m / 3539.28 sq ft



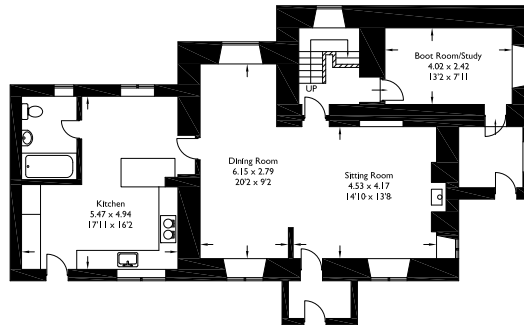
Barn Ground Floor



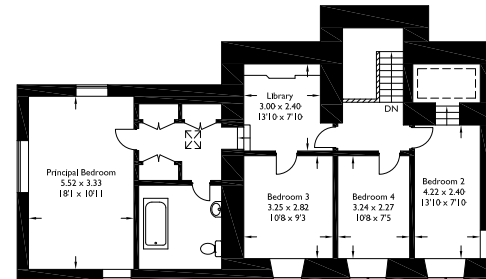
Barn First Floor



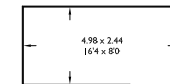
Shelter



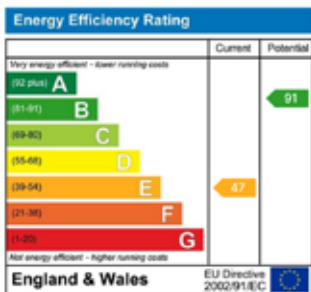
Ground Floor



First Floor



Shelter



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



# FURTHER INFORMATION

## *On the road*

Broughton in Furness	3.7 miles
Coniston	8.7 miles
Hawkshead	12.6 miles
Ulverston	13.5 miles
Ambleside	16.4 miles
Barrow in Furness	19.4 miles
Cartmel	22.3 miles
Bowness on Windermere	25.2 miles
Kendal	33.5 miles
Manchester	100.6 miles

### Transport links

M6 J36	32.9 miles
Oxenholme (railway station)	33.2 miles
Manchester airport	107.8 miles
Liverpool airport	113.3 miles

## *Directions*

### what3words ///delays.vies.uplifting

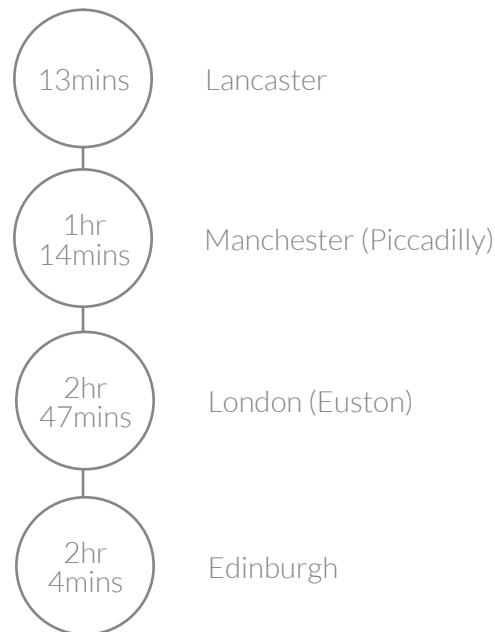
Use Sat Nav **LA20 6BA** with reference to the directions below:

Travelling from J36 on the M6 take the A590 towards Barrow. Drive straight on past Newby Bridge and at the large roundabout at Greenodd, take the second exit onto the A5092, continue as this becomes the A595. The town of Broughton in Furness is by-passed so you won't drive through it, but will see signs for it, continue on the main road (A595) and after passing through the village of Foxfield you will climb the hill and as the road bears sharply round to the left, indicate right and drive straight ahead onto the A593 signposted Coniston. Leave the A593 at Hawthwaite, turning left signposted Broughton Mills. You'll pass The Blacksmiths Arms, the village hall (both on your left) and the church (on your right), continue, keeping an eye out on the left for a distinctive red post box on the left next to a name sign 'Hare Hall' (don't go posting anything, it's decorative use only and for mail destined for Hare Hall!). You're on the final leg... the drive meanders through leafy woodland, emerging the other side and traversing fields. There are two farm gates to open and close behind you. After the second one, the drive is private to Hare Hall. Get out of the car, take a deep breath, you've arrived in a very special place!

## *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.

Foxfield has a railway station on the Cumbria Coast Line which runs between Carlisle and Barrow-in-Furness.



## *Please note*

The drive up to the second gate (as counted from the public highway) is owned by a third party with Hare Hall being responsible for a share of the upkeep.

## *Schools*

### Primary

Broughton in Furness CoE Primary School  
Coniston CoE Primary School  
Windermere School independent (day and boarding) school

### Secondary

John Ruskin School, Coniston (11 – 16 years)  
Ulverston Victoria High School  
Millom School  
Windermere School independent (day and boarding) school

### Further Education

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

## *Services*

Mains electricity, oil fired zoned central heating from an external Grant condensing boiler with remote control access via the HIVE app.

The apartment has mains electric, an electric heater in the main room and a towel rail in the bathroom. Hot water is provided from an immersion heater.

Private drainage to a sole use tank located in neighbouring land.

Private water from a spring rising on the fell behind the house. Water feeds into a holding tank, also located on the rear fell. There are particle and UV filters installed at the house with a second feed into the barn.

Landline phone line runs to house but not presently connected.

## Local leisure activities

Near Foxfield is Eccle Riggs, a members' leisure club for local residents. Here you'll be able to use the swimming pool, sauna, gym, café, children's play area and a 9-hole golf course. At Ulverston there is a leisure centre, The Coro (an arts, culture and entertainment venue), the Art Deco Roxy Cinema and the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel).

Places to visit - nature reserve at RSPB Hodbarrow, Muncaster Castle, Gleaston Castle, Holker Hall, Safari Zoo Cumbria, the Manjushri Kadampa Meditation Centre at Conishead Priory, Brantwood at Coniston, the Lakes Aquarium at Lakeside and the Lakeland Motor Museum at Backbarrow

Sailing and boating on Coniston and Lake Windermere  
Golf clubs at Ulverston, Barrow in Furness, Grange over Sands and Windermere

Cycling - There are several notable routes nearby including The Cumbrian Cycle Way and Coast to Coast, as well as any

number you choose to explore yourself

Steam railways at Ravenglass & Eskdale (known as 'La'al Ratty') and Haverthwaite & Lakeside

The Lake District has many National Trust properties and places to visit including Tarn Howes, Beatrix Potter's house Hill Top, the steam yacht Gondola on Coniston Water and Wray Castle and the Claife Viewing Station on the shores of Lake Windermere

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

## Places to eat

The Lake District is a paradise for food lovers with everything from cafes and great country pubs to Michelin star restaurants:

### Informal dining, cafes and country pubs

The Blacksmiths Arms, Broughton Mills (around a mile away, booking is advisable)

The Newfield Inn, Seathwaite, Broughton in Furness (around three miles distant)

The Old Kings Head and Manor Arms Hotel, both in Broughton in Furness

Bake House Born and Bread, Greenodd

The Mill, The Farmers, The Rose and Crown, Gillam's Tearoom

and The Bay Horse Hotel, all in Ulverston

The Ship Inn, Bardsea

The Cavendish Arms, Cartmel

### Special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

Heft, High Newton

## Great walks nearby

This is the Lake District, the epicenter of fabulous walking terrain. Hare Hall is nestled at the foot of Stickle Pike, the garden gate opens directly to the fell (it's open access, so roam where you like) and from there you can venture up Stickle Tarn and over to The Old Man of Coniston with access to many of the connecting big Lakeland fells, but this being the

Lake District there are fabulous routes for every age and ability. Whether you want to be out all day or can just squeeze an hour into a busy schedule.

If you prefer bracing sea air, the west coast of Cumbria boasts some incredible beaches including Silecroft, Roanhead, Millom and Haverigg.

## Internet Speed

### Broadband

Standard speeds potentially available from Openreach of 3 Mbps download and for uploading 0.4 Mbps. The vendors currently obtain wireless 'National Broadband' through Vodaphone from a local mast.

Please note - The vendors inform us that fibre is due up the lane soon. Prospective purchasers are advised to make their own enquiries in this regard.

### Mobile

Indoor: O2 and Vodaphone reported as 'limited' for Voice services with no Data service reported. EE and Three reported as not offering any services.

Outdoor: Three, O2 and Vodaphone are all reported as offering 'likely' Voice and Data services. EE is reported as offering a 'likely' Voice service, but a 'limited' Data service.

Broadband and mobile information provided by Ofcom.

## Included in the sale

In Hare Hall - fitted carpets, curtain poles, blinds, light fittings, dressing room fittings and Aga. The free-standing Fisher & Paykel fridge freezer is available by further negotiation. Please note, curtains are excluded from the sale.

In the apartment - fitted carpets, curtains, light fittings, electric hob and integral Electrolux fridge.

Guide price £1,000,000

Westmorland and Furness Council  
Hare Hall - Council Tax band F  
Annexe, Hare Hall - Council Tax band A

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 across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a 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 and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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