



Bracken Ground
Colton | The Lake District | LA12 8HP

FINE & COUNTRY

BRACKEN GROUND



*“Very well designed for optimal comfort and style.
Would highly recommend. Beautifully tucked away for
calming holiday but close by to the beautiful lakes at
Coniston and Windermere. Perfect.”*



“It is a very special location, away from all hustle and bustle and totally private in addition to being very beautiful. The layout has been carefully designed and was a perfect fit for our family. It has been sensitively designed to blend with the landscape and the outdoor facilities were very much enjoyed. It's obvious that a lot of thought went into the planning and resourcing of materials, fixtures and fittings. This property is special and unique in its location, and we would willingly return.”

“Very well designed for optimal comfort and style. Would highly recommend. Beautifully tucked away for calming holiday but close by to the beautiful lakes at Coniston and Windermere. Perfect.”

“It's spacious, clean, warm, quiet and the beds are comfy. The hot tub and sauna are great to relax in. Dogs are safe in the grounds.”

“Very spacious and well equipped accommodation with everything you could possibly need. Sauna and hot tub a luxury addition.”







Location

Colton is an unspoiled village within the Lake District National Park. Off the beaten track this is a quiet corner of the Lake District, ideal if you also want to dip in and out of the hotspots as the quaint and characterful Lakeland villages of Coniston, Hawkshead, Bowness on Windermere, Ambleside and Grasmere are all easy to reach.

In terms of everyday needs try Ulverston for a great selection of independent retailers and supermarkets (Booths, M&S Food and Aldi) and it's good to know that there is a doctor's surgery in nearby Haverthwaite (6.8 miles distant).

If you love exploring the great outdoors then all that the region has to offer is on your doorstep; whether it's rambling or hiking, running, cycling, climbing, sailing or off-roading, you really couldn't find a better place. The experience of time spent here will change with the seasons, the vibrancy of early spring growth, the fullness of summer and the glowing glories of autumn.















STEP INSIDE

In 2010/11 Bracken Ground underwent an ambitious programme of works. The resultant transformation is a huge success. The external choice of building materials, stone, slate, grey aluminium clad wooden windows, cedar cladding and galvanized steel rainwater goods ensure the property sits comfortably in the garden, completely at ease with the surrounding environment.

Internally, the property was stripped back to basics and then remodelled and rebuilt by a team of local craftsmen. Extensive glazing maximises natural light within and ensures that the fabulous views may be enjoyed from every possible angle. The natural surroundings profoundly enhance the interior, where oak and slate have been used to great effect to create a modern rustic aesthetic reflecting the exterior being confident yet soothing with calm colours, abundant light and space. Appointments are high end with a Fired Earth fitted kitchen constructed with ash doors, chosen to reflect the woodland setting. The sanitaryware fittings are also from Fired Earth with tiles specially selected and including two stunning marble shower trays.

The entrance porch has plenty of room to kick off boots and hang up outdoor gear, making your way into the spacious and inviting L-shaped reception hall which forms a secondary sitting room and creates a relaxed atmosphere from the offset.

The main reception room is exceptionally generous with wide oak floorboards and has a dual aspect for all round views and doors to both front and rear gardens enabling you to spill outside in warmer weather. During colder months you can hunker down in front of the contemporary cylindrical Morso wood burning stove. The perfect room for a group, there's space to dine and recline.

The dining kitchen has three-way views with a route out to the garden and a handy basket of towels ready for the hot tub! The wildlife pond is outside the kitchen, a glass balustrade ensures an uninterrupted view may be enjoyed from inside.

There are five double bedrooms, two of which have beautifully appointed Fired Earth ensembles. The principal bedroom is positioned on the front elevation and has a super square bay window. Within the property there is an array of storage, from built-in wardrobes in the bedrooms to lockable housekeeping cupboards.

There is an unrivalled connection between the interior and the wooded grounds with glazed doors leading out from the reception room, dining kitchen and two of the bedrooms, which, if they weren't required as bedrooms would make super snugs or home offices. Due to the popularity of this luxury holiday let, Bracken Ground is being sold as a going concern, fully furnished, with the benefit of advance bookings, however it would also make a wonderful family home for those looking to embrace a rural lifestyle.





STEP OUTSIDE

A pair of gated driveways gently sweep up to Bracken Ground, which sits slightly elevated above the passing, very quiet lane. Shielded from vision by established planting which creates a setting that is private and not at all overlooked.

In celebration of the rural location, the wonderfully unspoiled grounds which encircle Bracken Ground create a rare degree of seclusion. Simple grassed areas, light woodland and gently burbling streams provide a haven of natural scenery teeming with the local wildlife, such as deer, badgers and rabbits, foxes, squirrels, owls, buzzards and a wide variety of birds.

The cedar-clad sauna will ease aching limbs after a day spent on the fells and the hot tub is yours to enjoy under the stars, glass of champagne optional! Together they offer the ultimate in exertion free relaxation.

The main seating area is at the back and has space for a variety of seating arrangements, a long wooden bench has been affixed to the top of the low stone retaining wall, throw on a few cushions for extra seating if you are hosting a crowd. With five bedrooms you would rightly expect there to be plenty of parking space to accommodate cars for all. There's a garage with an attached laundry room and a lean-to log store.

The sheer joy of these extensive ground is you can walk the land and exercise the dogs, children can make dens and play hide and seek for hours on end; just imagine an easter egg hunt here. Tree swings can be added, tree houses designed and constructed. This is your very own adventure playground, and as an added bonus, you'll be self-sufficient in kindling and logs for the stove!

On a practical note, the lights that run along the side of the drive operate on a sensor and those on the front elevation operate on a timer. There are external water taps.





Bracken Ground

Approximate Gross Internal Area : 219.43 sq m / 2361.92 sq ft

Outbuilding : 24.94 sq m / 268.45 sq ft

Sauna : 3.94 sq m / 42.40 sq ft

Total : 248.31 sq m / 2672.78 sq ft



Ground 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.

Restricted Head Height

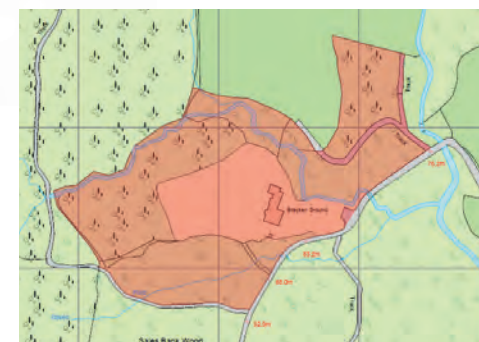


Sauna



Outbuilding

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (1-10)		
B (11-15)		
C (16-20)		
D (21-25)		
E (26-30)		
F (31-35)		
G (36-40)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FURTHER INFORMATION

On the road

On the road

Ulverston	7.7 miles
Coniston	8.7 miles
Hawshead	9.6 miles
Ambleside	16.3 miles
Bowness on Windermere	16.3 miles

Transport links

M6 J36	24 miles
Oxenholme (railway station)	25.2 miles
Manchester airport	98.9 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.

Rail Journeys

There is a station in Ulverston on the Furness line which runs between Barrow in Furness and Lancaster. Lancaster station is on the main west coast line.



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Schools

Primary

Leven Valley CoE Primary School, Haverthwaite
St Mary's Catholic Primary School, Sir John Barrow School and Croftlands Primary School, all in Ulverston
Cartmel Primary School
Windermere School (Independent)

Secondary

Victoria High School, Ulverston
The Lakes School, Troutbeck Bridge
John Ruskin School, Coniston
Windermere School (Independent)

Further Education

Barrow in Furness Sixth Form College, Barrow
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster University

Directions

what3words decently.limbs.incur
Use Sat Nav LA12 8HP with reference to the directions below:

From the M6, exit at J36 and follow signs for Barrow/A590. After approximately 2 miles take the slip road, following signs to Barrow/A590. Continue along this road, for around 5 miles and at Meathop roundabout follow signs for the Western Lake District, after a couple of miles pass through Newby Bridge (straight over the mini roundabout here) and continue to the roundabout at Greenodd. Take the second exit onto the A5092, continue along this road for 0.5 mile and then take the right turn signposted for Oxen Park. Continue for around 2.5 miles, not turning off at the crossroads but turning left onto a small road signposted Bandrake Head. This is a very small road sign so keep your eyes peeled as it's easy to miss! Follow the lane until you reach a group of houses and take the sharp hairpin left and Bracken Ground is 0.5 mile on the right. Turn into the second entrance on the right.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 27 Mbps download and for uploading 2 Mbps.

Mobile

Indoor: EE, Three do not report any services. O2 and Vodafone are reported as providing 'limited' Voice services and no Data services.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Local Authority

Westmorland and Furness Council – business rates are payable. Rateable Value of £5,000. Prospective purchasers are advised to make their own enquiries as to the amount payable.

Things to do

Places to visit

Whatever the weather the Lake District has a vast number of attractions to keep everyone entertained, locally these include the Ruskin Museum, Muncaster Castle, Gleaston Castle, Safari Zoo Cumbria, Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple and historic mansion set in 70 acres of woodlands and garden), the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel), the Lakeland Motor Museum at Backbarrow, the Lakeside and Haverthwaite steam railway and Stott Park Bobbin Mill. National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck. Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback. Events, music and arts as well as Go Ape tree top courses. Live theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal. Cinemas and live music at The Coro and The Roxy Cinema in Ulverston, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal. Classical and contemporary music concerts at Yewfield, Hawkshead Hill.

Sport and recreation

Sailing and boating on Coniston (Coniston Sailing Club) and Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club). Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns. Ulverston Leisure Centre. Golf clubs at Ulverston, Barrow in Furness, Grange over Sands and Windermere. The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston.

Places to eat

Informal dining, cafes and pubs

Manor House, Oxen Park
Bake House Born and Bread, Greenodd
White Hart, Bouth
The Eagle's Head, Satterthwaite
In Ulverston - L'al Churrasco, The Mill, The Rose and Crown and The Farmers
In Windermere and Bowness – Boardwalk, Baha, Café Italia, San Pietro and Homeground
The Swan Hotel, Newby Bridge
The Cavendish Arms, Cartmel

Special occasions

Base Restaurant, Ford Park, Ulverston
Heft, High Newton
L'Enclume and Rogan and Co, both in Cartmel
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Great walks nearby

This is the heart of great walking country with paths and lanes to Coniston, Grizedale, Hawkshead and Ambleside.

Services

Mains electricity and water. LPG central heating from an Alpha boiler in the cupboard in the entrance vestibule.
Private drainage to a water treatment plant in the grounds.

Guide price £ 1 , 3 0 0 , 0 0 0

Westmorland and Furness Council:
Council Tax band F

Tenure
Freehold

Included in the sale

With the possible exception of some personal belongings, Bracken Ground is sold fully furnished to enable the holiday letting business to continue seamlessly.

Please note

Trading accounts will be available to genuine purchasers after viewing.



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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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