



The Spinney
The Green | Cumbria | LA18 5JB

THE SPINNEY





Welcome to The Spinney, The Green, Cumbria, LA18 5JB

Rich in character, spacious and incredibly versatile, this light-filled Cumbrian country house has been extended and updated over the last forty years to create an immensely charismatic home. Enjoyed from most rooms are stunning unrestricted views towards the mighty Old Man of Coniston with the surrounding Lakeland fells either side. Reaching across the delightful private gardens and wildflower meadow the views are a dominant feature and form an intrinsic part of this unique home. In total, the property extends to c.1.7 acres (garden c.0.19 acres and meadow c.1.51 acres).

In parts, the house is historic and abundant in period features, in other places it embraces a more contemporary aesthetic, the two joining harmoniously to pack a punch in the personality stakes. The headline rooms comprise an open plan sitting room and dining room, a kitchen and garden room together with a ground floor annex of bedsitting room, kitchen and shower room (great for family, guests or letting). Ancillary ground floor accommodation of front porch, hall, downstairs cloakroom, half cellar, side porch/boot room, utility room, garage, workshop and boiler room.

On the first floor, the layout is incredibly flexible and could be used as five double bedrooms or four with a super principal suite layout. One bedroom has an ensuite and fabulous balcony, another has an ensuite and private steam room, with two further bedrooms, one with a walk in wardrobe, the other with a full height glass window. A family bathroom completes the picture.

The gardens outside are a joy; well stocked, established over the years and lovingly tended. They offer great privacy with places to sit, play and grow your own fruit and vegetables with the assistance of a greenhouse. The gardens adjoin the 1.5 acre meadow which forms part of this unique property and enhance the privacy.

The property has been upgraded to be as energy efficient as possible with strong green credentials and with the highest possible Environmental Impact Rating of "A". There is substantial use of triple glazing, impressive solar gain, extensive insulation and zoned biomass central heating system run on carbon neutral wood pellets.

An impressive country house offering an attractive rural lifestyle in this beautiful corner of Cumbria.









Location

On the edge of the unrivalled beauty of the Lake District, and being located in the proposed LDNP southern extension, living here offers all the advantages of ready access to the National Park just without the crowds and traffic associated with the honey pot resorts in the central Lake District, indeed, an altogether slower pace and quieter life is available. From here you can explore the fells and valleys, the footpaths and bridleways including the Cumbria Coastal Path which is a short walk from the property, but have the joy of returning home to your own bed every evening, far from the madding crowd. However, when family or friends visit, the villages and towns of the central lakes are handy for exploration and day trips.

For those that enjoy nature and wildlife it's not just the garden, field and panoramic views that nourish the soul, but the riches in the local environment whether you choose to go inland to the fells or along Cumbria's stunning westerly coastline, there are treats in store.

In terms of general amenities, the local village hall provides a wealth of activities including tennis courts, table tennis, indoor bowls, keep fit classes, toddler groups and a children's playground. It regularly hosts social events such as the summer gala, bonfire night firework displays and village social evenings.

The town of Broughton in Furness with its picturesque Georgian market square has a range of local shops, including a great butcher's shop, traditional bakery and Post Office as well as cafes and pubs. Within the town, Victory Hall is home to a wide variety of community groups and events including the Library Hub. There's a wider range of shops and amenities as well as supermarkets in the delightful Cumbrian market town of Ulverston as well as in Barrow in Furness and Millom.



STEP INSIDE

From the lane, the house embraces traditional Lake District architectural aesthetics, quaint and characterful. From the rear garden and field, it might be a different property and has an altogether more contemporary appearance with extensive glazing which not only creates light and airy rooms but also enables thorough appreciation of the views of the surrounding countryside, the Old Man of Coniston and neighbouring Lakeland fells, stunning at any time of the year, but particularly so when there is snow on the tops.

A feature filled property where every opportunity has been taken to incorporate interesting architectural details, be it triangular windows, exposed and feature stonework, ceiling beams or cupboards cleverly recessed into thick walls. The layout incorporates several entrances and exits, two staircases and a suite of rooms designed to be an annex, all of which have produced a property that enables multi generation living, working from home and space for dedicated hobbies. The Spinney is as well suited for a family or a couple who simply wish to spread out, embrace the space and entertain, and believe us, this is an inviting house for welcoming family and friends.

Follow us as we lead you round this one off home - the front porch is adorned with an unusual winter flowering clematis and opens to a small hall off which is a downstairs cloakroom. A door leads into the oldest part of the house (believed to date back to 1730), the atmospheric heavily beamed reception room runs front to back and is split level with space to both dine and relax in front of the multifuel stove. A half cellar now makes an effective wine and housekeeping store. The boot room is a side entrance and used on an everyday basis as there's room for coats and outside footwear. From here, walk into the kitchen, the breathtaking view through the picture window immediately draws you forward, the central island and breakfast bar making a lovely place to perch and chat as supper is slowly stirred on the hob. Double glass doors open to the light drenched garden room, a room for all year round use with three walls of triple glazing to bring the outdoors in whatever the weather.

Connected via the first floor, but not at ground floor level and thus retaining a degree of separation is an annex. Ideal if you are moving with a dependent family member in mind, wish to give older teenagers a taste of independence, offer guests their privacy or consider commercial letting potential. The annex has a bed-sitting room, a kitchen and shower room.

It's the first floor which unites The Spinney, but this too is flexible in how rooms are utilised. Whilst the cosy downstairs sitting room is conducive to hunkering down in the winter months, the light and airy first floor sitting room/principal bedroom suite is perfect for brighter and warmer days, although a Jotul wood burner gives you the option for warmth on a chilly evening. Statement windows, Velux skylights and a glazed door to a Juliette balcony allows light to flood in from all angles, it's a truly fabulous space.

There are three further dedicated bedrooms. The primary bedroom has a fabulous view of the Old Man of Coniston, sliding doors out to a Swiss styled wooden balcony (built around a steel frame) and an ensuite shower room. The remaining two bedrooms share use of the contemporary styled house bathroom. One of these bedrooms is currently used as a home office, it too commands a splendid view through the impressive picture window. The fourth potential bedroom is accessed off both sets of stairs and is versatile, currently used as a gym, it enjoys a dedicated ensuite shower room and also a four seater Helo steam room.

The layout ensures that the house works for a multi-generational family, family or for a couple; totally unique and adaptable. Internally there is much use of internal glass doors, Velux skylights, picture windows and mirrors ensuring light is pulled through at every opportunity and in doing so, increasing the prospects for valuable solar gain.

















STEP OUTSIDE

The outside space at The Spinney is a well curated leafy enclave which creates a private setting, opening out to take in the all important views.

Set back off the lane, the front garden is enclosed and gated, providing private parking in front of the garage. The paving is a lovely spot for a south facing bench and within raised beds there is a magnolia tree under planted with daffodils and tulips for springtime colour as well as an hibiscus.

Most of the garden is to the rear of the house; immensely private, it adjoins the field and commands wonderful views. The garden has been landscaped into separate 'rooms', divided and connected by a wooden pergola (graced by honeysuckle, clematis and roses), an arbour and clematis clad trellising.

If you presently grow your own fruit and vegetables or aspire to a degree of self-sufficiency then the set up here is great. There are raised beds for veg (tucked behind a trellis to be out of sight from the seating area), a Rhino greenhouse which is internally subdivided for greater climate control and having power, light and water. It's a lovely aspect from the greenhouse back to the house, no wonder a seating area has been built here. Around the main lawn are bushes of red and blackcurrants, gooseberries and clumps of rhubarb as well as fragrant lavender. Come harvest time there are damsons, apples (both cooking and eating varieties), cherries and figs to pick. As well as being productive, the garden is vibrant with seasonal floral colour including camelias, azaleas and hydrangeas. The main paved setting terrace is positioned to command a stunning Lakeland view, it's close to the kitchen for convenient outside catering and has the advantage of a stone-built barbecue.

The adjoining field was purchased in 2013 by the owners and their adjoining neighbours at Dalton House, 6/7ths of the land is within the boundary of The Spinnery. The purchase safeguards the outlook from both properties and provides privacy in the gardens. A formal agreement between the two property owners keeps the land boundary free between the two ownerships and permits use as a wildflower meadow with conservation grazing.

Mindful planting encourages the meadow to be a haven for nature with planted indigenous hedges and trees around its periphery. And whilst it's the view of the Old Man of Coniston and the adjoining fells (Black Combe, White Combe, Dow Crag, Brown Pike and Stickle Pike) that really are to be celebrated, there is a great view of the house from the far side of the field back towards the property and it's colourful garden. There are both pedestrian and vehicular gates to the garden from the field and vehicular access from the field onto the lane.

The owners tell us that the garden and field are alive with wildlife, "a fantastic bee population" and a wide variety of birds. Badgers, foxes and roe deer have been spotted and there is a "large larder for the local barn owl". Male and female tawny owls have also been heard, instantly recognizable by their distinctive calls. The owners report that this coastal area is something of a microclimate enjoying a milder climate which has given them a longer growing season, something they've been able to take full advantage of given their horticultural endeavours.

The Spinney also has an integral garage with extra room for storage and a practical workshop to the rear of which is the boiler room housing the boiler and hot water storage tank. From a practical point of view there are two sheds, a covered wood store (all screened behind trellising) and three compost bins. There are outside lights and several outside taps around the property as well as one in the garage.

In total, the property extends to c.1.7 acres (garden c.0.19 acres and meadow c.1.51 acres).



Whilst we have neighbours, we aren't overlooked and are very private. It goes without saying that we'll miss the view, it's a one off and will be hard to replace.



The Spinney

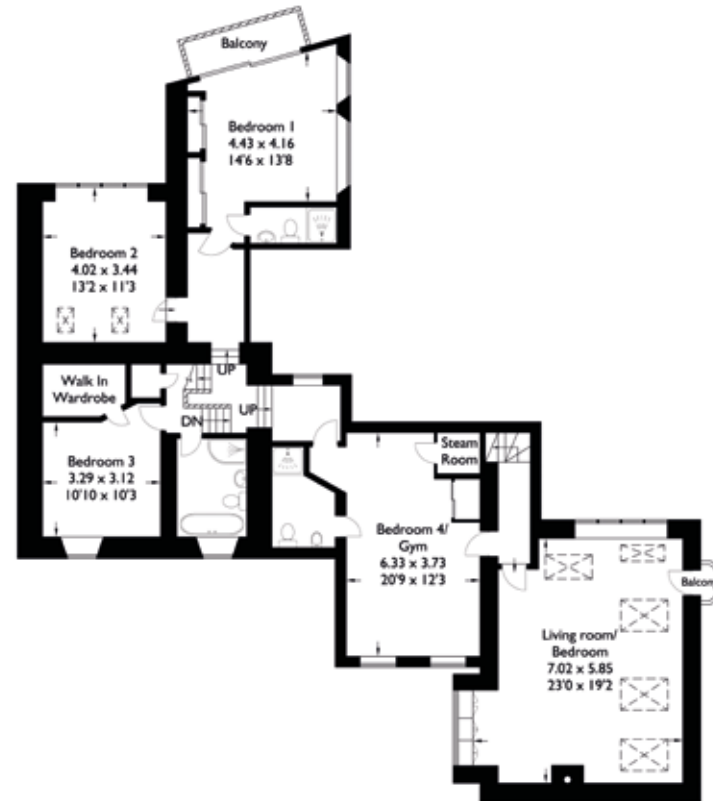
Approximate Gross Internal Area : 301.48 sq m / 3245.10 sq ft

Garage : 26.54 sq m / 285.67 sq ft

Total : 328.02 sq m / 3530.77 sq ft

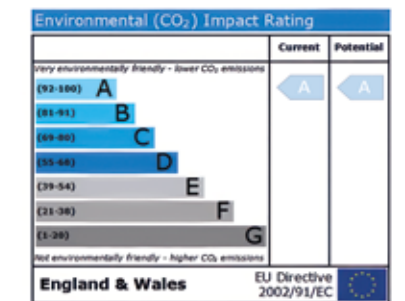
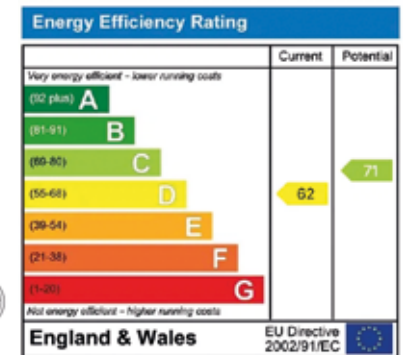


Ground Floor



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.



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

On the road

Millom	3.7 miles
Broughton in Furness	4.7 miles
Coniston	13.4 miles
Ulverston	14.5 miles
Newby Bridge	18.7 miles
Barrow in Furness	20.4 miles
Cartmel	23.3 miles

Transport links

M6 J36	33.9 miles
Manchester airport	108.8 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.

Local Authority

Copeland Council

Rail Journeys

Green Road Station (0.3 mile distant) is on the Cumbrian Coast Line, which runs between Carlisle and Barrow in Furness with services to Manchester Airport. Carlisle sits on the main West Coast line with services to London (Euston), Edinburgh and Glasgow.

Please check nationalrail.co.uk for further details.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 40 Mbps download and for uploading 8 Mbps.

There is hard wiring to the sitting room, top sitting room and bedroom 3 (presently used as an office).

Mobile

Indoor: Three and O2 are reported as providing 'limited' Voice services and no Data services. EE and Vodafone report no services.

The vendors report that they receive O2 mobile signals within some of the House.

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.

Schools

Primary

Thwaites Infant and Primary school, The Green (takes children from three years old)
Broughton in Furness CoE Primary School
Windermere School - Independent day and boarding school, Windermere

Secondary

Millom School
John Ruskin School, Coniston
Ulverston Victoria High School, Ulverston
Windermere School - Independent day and boarding school, Windermere

Further Education

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

Directions

what3words workouts.whoever.bearable

Use Sat Nav **L18 5JB** with reference to the directions below:

From Broughton in Furness on the A595, head west and cross Duddon Bridge (the traffic is controlled by lights), continue for a few miles and after passing a roadside church on the left, turn left onto the A5093 signposted The Green. Drive into the village, turn first left and then after passing The Punchbowl on your right, turn left at the T junction in front of the Thwaites Village Hall. Continue along here where you'll find The Spinney on the left, it's one of the last properties at the edge of the village.

Things to do

Whatever the weather the Lake District has a vast number of attractions to keep the whole family entertained

Places to visit

Whatever the weather the Lake District has a vast number of attractions to keep the whole family entertained.

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.

On the Furness peninsula, visit Muncaster and Gleaston Castles, Safari Zoo Cumbria, Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple set in 70 acres), the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel), the Lakeland Motor Museum at Backbarrow and the Lakeside and Haverthwaite steam railway.

Beggar's Theatre and the Millom Heritage and Arts Centre, Millom

The Coro, Ulverston, an historic arts, culture and entertainment venue showing live theatre and music, comedy, talks and dance.

Also in Ulverston is the Roxy Cinema, an Art Deco cinema featuring current releases, classics and arthouse movies on film club nights.

Sport and recreation

Sailing on Windermere and Coniston, motor boating on Windermere

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns

Golf clubs at Silecroft, Ulverston, Barrow in Furness, Grange over Sands and Windermere

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria may be joined in Ulverston

Millom Recreation Centre and Ulverston Leisure Centre

Places to eat

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

The Punch Bowl Inn is within walking distance

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

The Blacksmiths Arms, Broughton Mills

Bake House Born and Bread, Greenodd

Fine dining restaurants

Base Restaurant, Ford Park, Ulverston

Heft, High Newton

L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

The Lake District is internationally famed for the wide choice of walks and hikes available for all ages and abilities. Closer to home, at Silecroft Beach there are three miles of beautiful sand and shingle beach to explore and the beach at Haverigg is well worth visiting too. Straight from the door, walk to the Duddon Estuary, a SSSI and Ramsar Area (a wetland area of international importance) with panoramic views of the Lakeland fells. Also within convenient reach is the unspoilt Duddon Valley which offers spectacular walking and more breath-taking views. RSPB Hodbarrow Nature Reserve, a coastal lagoon has lots of wildlife and breeding seabirds and is great for walking, picnics and family-friendly strolls. For the more adventurous, the dramatic ridge of Black Combe rises almost 2000ft above sea level and is a popular fell with walkers. It is said that from the summit of Black Combe it is possible to see the five kingdoms, England, Ireland, Scotland, Wales and the Isle of Man.

Services

Mains electricity and water. Biomass central heating and hot water run on wood pellets from a Windhager boiler in the boiler room. The central heating is operated on two zones and eight rooms have temperature and timing WiFi controlled radiator valves.

Drainage to a septic tank located in the vegetable garden and shared with The Orchard, the adjacent property. Costs in relation to the tank are split equally.

External CCTV.

Guide price £695,000

Copeland Council
Council Tax band D

Tenure
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: Zanussi hob, Premier extraction fan, double NEFF fan ovens with grills, warming drawer all in the main kitchen. In the annex, the oven, hob and extractor fan. Fitted storage and desk in bedroom 3.

Available by way of further negotiation are the LG fridge freezer, Bosch dishwasher (in the main kitchen), LEC fridge (annex kitchen), Bosch washing machine, sensor dry tumble dryer and Servis freezer (utility room) and workbench (on casters) and various items of joinery machinery in the workshop.



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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