



Low Plain Farm  
Brigsteer | Kendal | The Lake District | LA8 8AX

FINE & COUNTRY



# LOW PLAIN FARM







## Welcome to Low Plain Farm, Brigsteer, Kendal, LA8 8AX

Built in the 1800s this impressive former farmhouse commands an elevated south facing position and as a result, fabulous far reaching, panoramic views of the picturesque Lyth Valley. The characterful rooms are naturally well lit, spacious and boast good proportions; ceilings are high and windows are tall giving a refreshing feeling of airiness. Thoughtfully laid out, the house is ideal for families seeking a home in the country but would equally well suit a couple looking to embrace the extensive space on offer, combine home working and the ability to welcome family and friends to stay. Rooms are stylishly presented marrying both classic looks with more contemporary touches and have been well appointed including the recent installation of a sumptuous ensuite shower room to the principal bedroom suite and a sleek and contemporary utility room.

This former farmhouse has porches to both the front and side entrances. The front door opens to a reception hall off which is an elegant sitting room leading through to a garden room, there is both a dining kitchen and a formal dining room, a practical utility room and a downstairs cloakroom.

An impressive staircase alights at the first floor landing off which is the principal bedroom suite comprising a double bedroom with balcony, ensuite shower room and bath, dressing room and study (which could be a separate bedroom if preferred). Also on this floor are three double bedrooms, all of which are ensuite. The second floor provides an additional two double bedrooms, making a total of six double bedrooms with an optional seventh single room.

The detached garage is a great asset with additional adaptable accommodation offering amenity value. To the rear of the double garage is a room with great potential and on the first floor there is scope for an annex, all subject to the necessary consents. In front of the garage is ample parking.

The main garden is on the south facing elevation where a fabulous gazebo, bar and seating area takes centre stage and is surrounded by lawns, with planted beds, a pond, natural rocky outcrop, raised vegetable beds and a split level terrace adjacent to the house all enhancing the overall picture.

Views, space, light, character, lifestyle and location – Low Plain Farm has a lot to offer the discerning buyer.

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“ *The spectacular views sold it to us.*















### Location

Nestled within the Lake District National Park, Low Plain Farm enjoys an advantageous slightly elevated position which affords fabulous far reaching views over the gently undulating Lyth Valley. Situated in a small grouping of other property that once formed part of this farmstead, the orientation ensures it isn't overlooked and provides a private garden. Located in a rural setting on the outskirts of the pretty village of Brigsteer, the Lyth Valley also includes the picturesque villages of Underbarrow and Crosthwaite, each one adding a different dimension to country life here in terms of local pubs, village halls and community events. For those that love outdoor living there are many super walks, runs and cycle routes straight from the door on a vast network of footpaths and quiet country lanes.

This is the ideal location for buyers wanting to escape the buzz of modern life, easy to reach off the M6 and A590, one is soon surrounded by nature and driving on country lanes as unspoilt pastureland, hedgerows and gently rolling fells pass by. If travelling by train, the station at Oxenholme is reachable in under five miles and as it's on the main West Coast line there are regular services to London, Edinburgh, Glasgow and Manchester airport.

Whilst rural through and through, Kendal and Windermere are convenient for everyday essentials and as holidaymakers rarely venture this far, the valley and lifestyle remain quiet and peaceful, the hot spots of the central Lake District are close enough to enjoy for day trips should the fancy take you or guests wish to see the sights but on a day to day basis, it's more about quiet country living, quality of life and community values.

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“ It's the most perfect village, the people are great. There's so much activity and events; walks, outings, crafts, open gardens, such a lot for a lot of people, it's been very inclusive and we've been welcomed into the community. We have really valued being able to walk into the village, to the pub and village hall.



# STEP INSIDE

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The large porch makes an extremely positive first impression as does the welcoming reception hall with a traditional flagged floor and walls paneled with oak, said to have come from a 1920s school. The cloakroom is characterful and quirky with a contemporary wash basin and loo.

The south facing and elegant sitting room was originally two rooms, combined, it is large, bright and airy. Tear your eyes from the view and the Morso wood burner provides a warming focal point and, at the opposite end of the room, a pair of refined alcove cupboards crafted by Brownlows of Chester providing both display and storage. A glazed door opens to the garden room, the engineered oak floorboards extending from one room to the next, here is a lovely and wonderfully light place to sit and read, admire the garden and valley view and watch the birds, we're told goldfinches love the garden and visit often.

The dining room is highly atmospheric, the engineered oak floorboards bring a traditional touch as the room lends itself perfectly to candle lit dinner parties and leisurely weekend lunches. For everyday dining, the kitchen is the perfect venue, inviting and sociable, it is attractively fitted with traditionally styled painted wooden cabinets, topped with slate worktops. With a view stretching far down the valley, few could complain about washing the dishes from this vantage point. The present owners obtained planning permission to extend the kitchen out into the garden and whilst this has now lapsed there is still scope to explore this option. A stable door leads from the kitchen into the side vestibule where cupboards provide shelved storage and a door leads to the side porch. With underfloor heating this is a great place to come in after a wet walk and allow boots to dry. Adjacent to the kitchen is a generous utility room which has been refitted (by Atlantic Kitchens of Kendal) in a contemporary style with Silestone worktops, ample store cupboards and illuminated open shelving. There's a fitted seating bench, a stable door to outside and the foot of the back stairs which provides an alternative route to the principal bedroom suite.

From the reception room, the primary staircase is an attractive feature with pitch pine balustrade and skirtings and a fabulous curved outer wall with tall Westmorland window. The landing is generous with period pitch pine joinery in warm honey tones.

Treat yourself, the principal bedroom suite is both spacious and adaptable. The bedroom has French windows out to a glass fronted balcony so as not to interrupt the incredible views. Open the doors on a summer's morning and enjoy a cup of tea in bed as you contemplate the day ahead – could there be a better start to a day? One unique feature is the copper double ended bath, set within a deep recess and partially open plan to the bedroom itself, the views from the bathroom are extra special, it's no wonder why this cleverly conceived design detail has been incorporated – it's truly extraordinary, a marvelous place for a relaxed soak. The private shower room also has super views, this time facing west across the valley, the ensuite provides luxury on another level, designed and installed by Alexander and Sancto (Kendal) this beautifully appointed room offers daily luxury with Italian porcelain floor tiles, a stunning Neptune marble topped wash basin, a large rainfall shower and quality Duravit loo. The principal dressing room is beautifully appointed by Brownlows of Chester, the cabinets having oak internal fittings. The dressing room connects through to a private home office, which could be used as a separate single bedroom if preferred. There is fitted storage for linens and a lovely view to the light woodland across the drive.

There are two further south facing bedrooms, both commanding views out over the garden to the wider Lyth Valley. The third ensuite double bedroom enjoys a leafy view to the light woodland at the back of the house.

The second floor offers two more charming double bedrooms, both with built in wardrobes and enjoying views in a westerly direction across the valley. Perfect for older children, a floor to themselves!



*The rooms are all good sizes and the valley views are wonderful. We enjoy both sunrise and sunset views. The ever-changing rural views have given us a great connection to the countryside and to the changing seasons. We enjoy welcoming guests into our home, here there are enough bedrooms for friends and family to come and stay and there's plenty of parking for us all too.*



































# STEP OUTSIDE

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Whilst the house is attached to another the orientations differ so there is no compromise on privacy. It's peaceful and tranquil sitting outside and the views provide an ever-changing window on the wider valley.

The gardens here are an absolute delight, south facing, they enjoy day long sunshine and have been thoughtfully planted and well-tended by the owners who greatly enjoy their time spent outdoors. Leading out from the garden room is a split-level seating terrace which offers a choice of spaces for outdoor furniture. A low lying natural rocky outcrop provides a unique geographical feature and opportunities for alpine planting.

Steps and a wheelchair accessible grass slope lead down to a lower level where an illuminated block paved path cuts through the lawn to the highly desirable garden gazebo. Positioned to enjoy an open south westerly view, it is the most wonderful place to sit and be still or to enjoy barbecues and summer drinks. The gazebo is open to two sides and has a bar attached to the side, designed for entertaining it provides space for sheltered dining and reclining. There is both power and light installed and with views of Coniston Old Man beyond the valley, it is something very special indeed. Beyond the lawn is a pond with a water feature providing a gentle backing-track to complement the birdsong. For those keen to lead the good life, there are raised vegetable beds and compost storage.

The detached garage building brings many opportunities to further enhance life here at Low Plain Farm. Behind the double garage is a room with a view over the garden and down the valley. Stairs lead to the first floor comprising two rooms with scope for a kitchen and bathroom. Planning permission would be required to formalise use as an annex (perhaps for a dependent relative or guests?), for a suite of offices, dedicated hobbies spaces or as a workshop, there's immense potential.

There is plentiful private parking at the side of the house for residents and visitors alike with an EV charging point for convenience.

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*There is no traffic noise, just the birdsong, especially the call of the curlews. The gazebo captures the last sun of the day and we see spectacular sunsets and starry nights.*

*We sometimes witness the Northern lights and often hear the owls calling each other from the woods.*







## Low Plain Farm

Approximate Gross Internal Area : 293.69 sq m / 3161.25 sq ft

Garage First & Second Floor : 133.98 sq m / 1442.14 sq ft

Gazebo : 15.00 sq m / 295.46 sq ft

Total : 442.67 sq m / 4764.86 sq ft



Restricted Head Height



Ground Floor



First Floor



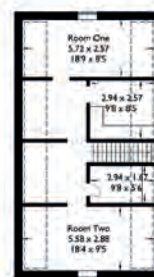
Second Floor



Gazebo

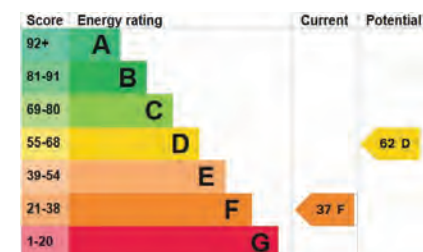


Garage Ground Floor



Garage 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.





# FURTHER INFORMATION

## On the road

### On the road

Brigsteer	0.5 miles
Underbarrow	2.1 miles
Crosthwaite	2.7 miles
Kendal	4.2 miles
Bowness on Windermere	8.4 miles
Cartmel	12.4 miles
Manchester	72.5 miles

### Transport links

Oxenholme (railway station)	4.9 miles
M6 J36	7.1 miles
Manchester airport	82 miles
Liverpool airport	85.8 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.

## Internet Speed

### Broadband

Ultrafast speeds potentially available from Openreach of 1800 Mbps download and for uploading 220 Mbps.

### Mobile

Indoor: EE, Three and Vodafone are reported as providing 'limited' Voice and Data services. O2 is reported as providing 'likely' Voice but 'limited' 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.

## 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.

## Schools

### Primary

Crosthwaite CoE Primary School

There is a selection of primary schools in Windermere and Kendal as well as independent schooling at Windermere School and Sedbergh Preparatory School (at Casterton)

### Secondary

The Lakes School, Troutbeck Bridge

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Windermere School and Sedbergh School (both Independent)

### Further Education

Kendal College

Lancaster and Morecambe College

Lancaster University

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

## Directions

[what3words river.reefs.spun](http://what3words.com/river.reefs.spun)

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

Leaving the M6 at J36, take the A591 signposted Windermere/Kendal. Leave the dual carriageway at the first exit signposted Barrow/Milnthorpe and proceed down the slip-road to the roundabout, take the first exit onto the A590. From here, follow signs and turn right for Levens. Once in Levens, follow signs for Brigsteer. Passing the Wheatsheaf Inn on the left, turn left onto Brigsteer Brow, passing the village hall on the right. Continue as the road leads out of the village. The drive to Low Plain Farm is on the left with a B&B sign to the right hand sign of the entrance. Proceed down the drive, it's the second house on the left. Ample parking is immediately after the property in front of the detached garage.



# Things to do

## Places to visit

Lake District 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 Theatres at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick. Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal. Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere. Jetty Museum, Windermere. Cartmel Racecourse, a small national hunt racecourse in Cartmel. Holehird Gardens, home of the Lakeland Horticultural Society. Grizedale Forest - unique sculptures, events, music and arts.

## Sport and recreation

Crosthwaite & Lyth Tennis Club. Crosthwaite Crown Green Bowls Club. The area is popular with cyclists as there are many recognised routes locally including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway. 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 lakes and tarns. Golf courses at Windermere, Crook, Kendal, Burneside and Grange over Sands. Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as Go Ape tree top courses.

# Places to eat

A food lover's paradise, there's a wide choice of places to enjoy dining out.

## Informal dining, cafes and pubs

The Wheatsheaf Inn, Brigsteer. The Black Labrador, Underbarrow. The Punch Bowl, Crosthwaite. The Brown Horse, Winster. The Derby Arms, Witherslack. The Hare and Hounds Inn, Bowland Bridge. Hare & Hounds and Levens Kitchen, both at Levens. 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 at Cartmel. Heft, High Newton. Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere.

# Services

Mains electricity and water. Oil fired central heating from a Firebird combination boiler in the utility room. Electric underfloor heating in the side vestibule.

Drainage to a private sewerage treatment plant (installed 2025) and located behind the garage.

Guide price £875,000

Westmorland and Furness Council  
Council Tax band G

Tenure  
Freehold

# Included in the sale

Fitted carpets, blinds, light fittings and integral kitchen appliances as follows: NEFF induction hob, oven and microwave, Bosch fridge and dishwasher all in the kitchen and in the utility room, a larger fridge and separate freezer (both Bosch) and an AEG washing machine.

# Please note

Low Plain Farm has a right of way over the drive with a responsibility for 1/3 of the upkeep.

Planning permission was granted on the 17 March 2022 (but has now lapsed) for an extension to the kitchen. Prospective purchasers may like to view the consent online by visiting the Lake District National Park's website and on the Citizen Portal Planning search using the reference number 7/2022/5067 or the postcode LA8 8AX.







# 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.

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



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