



Broomhill
Birthwaite Road | Windermere | The Lake District | LA23 1BS

FINE & COUNTRY

BROOMHILL





Welcome to Broomhill, Birthwaite Road, Windermere, LA23 1BS

Built in the mid 1920s, impressive Broomhill is an extensive and incredibly atmospheric period house bearing authentic hallmarks of the Arts & Crafts Movement of architecture with abundant original features. Having been a well-loved family house for almost fifty years it is now ready for the next generation to shepherd it into the 21st Century and create a home for modern day living.

The traditional layout has throwbacks to a different era when households of this size warranted a team of domestic help. Step inside through an arched entrance porch to the reception hall, off which is a coat store and cloakroom. There are two main reception rooms, a large drawing room and a formal dining room. The morning room provides space for informal dining and is adjacent to the kitchen, a small room by today's standards but it is ably complemented by a pantry, butler's pantry and a walk in broom cupboard. The striking staircase leads to a large gallery landing off which are four double bedrooms, a fifth single bedroom, a house bathroom, separate WC and two ensembles. The second floor attic accommodates a further room and store room. With external access, there is an outside WC, boiler and storage room, a garden store and small cellar room.

By virtue of the mature trees within the grounds, the setting is wonderfully private and secluded. There is a detached double garage, spacious outbuilding and plentiful parking. Amounting to c.12 acres and having informal and formal areas there are lawns, ponds and a stream, shrubberies and woodland.

Birthwaite Road is Windermere's premier residential address, exceptionally accessible and convenient for local shops and services, connecting the village to Queen Adelaide's Hill and public lake access at Millerground. It also serves as an excellent base for wider Lake District exploration.

Whether you are looking for a main residence or second home, this is a fine house with immense potential for a careful and thoughtful upgrade to introduce modern comforts whilst balancing the heritage of this notable and inspiring period property.

“Broomhill hasn't passed between many owners, we understood it was built for a local doctor, and was then sold to a Warrington based manufacturer who left it to his housekeeper in his will. She sold it to a gentleman who never moved in and after sitting empty for a few years, it was sold to our parents and became our family home. It was our parents' "happy place", they loved being at home, were incredibly proud of it and valued their time spent here with us.”









Location

On the verdant outskirts of town and close to Bowness, for decades Birthwaite Road has been the sought after location in Windermere. Broomhill nestles in a leafy setting which affords great privacy and so, despite the proximity of two of Lakeland's busiest tourist hotspots, it feels a world away from the hustle and bustle, inhabiting a quiet and peaceful setting.

Straight from the door you can enjoy a leisurely stroll into either of the neighbouring towns for drinks or to dine in one of the wide selection of restaurants and bars, a trip to the cinema or theatre. Offering a great quality of life, this is a great place to live as well as visit.

Between them, Windermere (0.5 mile) and Bowness (1.2 mile) offer an excellent range of local amenities and services with primary schools within walking distance, a choice of supermarkets (including regional favourite Booths), two Post Offices, doctors' and dentists' surgeries, opticians, hairdressers, barbers and vets. This is the ideal location for enjoying the wider Lake District with countless attractions and outdoor pursuits readily available as well as lots of footpaths straight from the front door. The nearest motorway access is J36 on the M6 with a main West Coast railway station at Oxenholme. The branch line connection in Windermere itself is a short walk away.



STEP INSIDE

Setting the scene

Broomhill was built in around 1925 and was designed by Thomas Mawson, most known as a garden designer, landscape architect and town planner. Locally, he designed many celebrated gardens including those at Brockhole, Langdale Chase, Blackwell, Holehird, Holker Hall and Graythwaite Hall. He worked nationally and internationally, including the gardens at The Peace Palace in The Hague.

Popular around the Lake District, Broomhill is built in the style of the Arts & Crafts Movement, which emphasised craftsmanship, honest materials, functionality and being in harmony with the environment.

This can all be seen throughout Broomhill in the use of Lakeland stone, local slate (not just on the roof, but also floor tiles in the hall and cloakroom), copper (many of the light switches are hammered copper, as is the name sign hanging in the front porch) and plentiful oak (used here to great effect in the stunning galleried staircase, internal doors, beams, skirting boards, architraves and floors in the drawing and dining rooms). The aesthetic has a friendly, informality which includes asymmetrical forms; steep slated roofs with overhanging eaves, rounded chimney stacks and handcrafted details such as the fireplaces and built-in furniture. Rich in period detail there is also the original servants' bell board, many original windows with stays and latches as well as original ironmongery on the doors. Indicative of a long gone era are the ancillary domestic offices including a butler's pantry, a traditional shelved pantry and on the first floor, a housekeeper's linen store.





STEP INSIDE

The grand tour

Under the arched entrance, into the porch and step through double oak doors into the welcoming reception hall. The main drawing room has space to gather around the open fireplace with a secondary seating arrangement at the opposite end of the room. A door leads onto the verandah which provides a sheltered seating area. The view westerly is of the garden with the fells rising above the tops of the trees. The formal dining room is the perfect setting for bringing people together around the table on high days and holidays, it enjoys the same view as the drawing room, has a rare Jotul wood burning stove and a glazed door into the back garden. Harking back to a bygone era is the butler's pantry with cupboards for crockery and glassware and a hatch for discreet service. The morning room is an informal dining area for everyday use with a view of the back garden, the original servants' bell board and a gas-powered stove. Continuing into the kitchen, the fittings aren't original and although serviceable, they will undoubtedly be part of any refurbishment plan. The kitchen has the benefit of several adjacent ancillary rooms; a traditional shelved pantry and walk in broom cupboard. The rear porch opens to outside with a handy garden WC along with a boiler room/storage room.

A unique feature of Broomhill is the wide oak staircase. Rising from the reception hall with a half landing, it alights at the first floor and has an oak gallery along the landing.

The spacious principal bedroom commands garden views in four directions. The view westward is panoramic with the fells rising beyond the tree tops. The bedroom has a Jack and Jill style bathroom with a vanity wash basin, WC, the original roll top bath and a second door onto the landing. The second double bedroom is dual aspect with a small ensuite shower room and enjoys a slightly different slice of the same impressive view. Between these two bedrooms on the west facing elevation is the third double room, it has French windows to the oak balustraded balcony (the ideal place to watch the sun set), an original open fireplace and fitted alcove cupboard. Most recently, it's been a home office and would be a lovely place to work if you're not easily distracted with the impressive view. From the landing, a short flight of three steps leads down to the fourth double bedroom, it enjoys garden views from the triple aspect and has an original wash basin. The fifth and final bedroom on this floor is a single room, also with a wash basin. The house bathroom was refitted some time ago, but is well proportioned and has a bath, separate shower, vanity wash basin and WC. There is a further stand-alone cloakroom with WC. Completing this floor is the housekeeper's linen store with a Belfast sink and good storage space for linens and towels.

An enclosed staircase leads to the second floor where there is a charming attic room set into the roof space and with a wash basin. In need of refurbishment, this room has potential for a variety of uses, including a charming child's bedroom and has an adjoining storeroom.











STEP OUTSIDE

Carved squirrels sit atop the oak gates set between imposing entrance pillars. The drive gently curves through the grounds and towards the house, sweeping round in front of the house with a drop off point at the front door as it then continues round to the parking area and garage.

The established gardens and wider grounds total c. 12 acres and create a wonderfully private setting. Within them are formal and informal areas, lawns, shrubberies and woodland.

From the front door, a path leads round to the front of the house and the verandah which faces almost due west. With a door from the drawing room, it has external power and light and is a lovely place to sit and enjoy the garden. Above the verandah is a balcony, another great vantage point and choice spot for an evening drink as you watch the setting sun. The path continues all the way round the house, passing elevations clad with wisteria, jasmine, clematis, roses and climbing hydrangea. The main garden lies to the west with paths leading through established shrubberies of multi-coloured rhododendrons and hydrangeas – a lovely array of pinks, purples, blue and white are a sight to behold in spring. The paths lead to a circular paved heather garden from where stone steps then climb back to the lawn in front of the house.

The most formal area is a large level lawn with central pond, edged with colourful rhododendrons, azaleas, hydrangeas, maples and acers, beyond them oak, beech and birch trees.

To the north is a lawn, a beech hedge forming the boundary between Broomhill and Nethermost House, the nearest neighbour. The distance between the two houses, the mature trees and orientation ensure that both remain private.

There is a lightly wooded area to the east of the house through which paths meander. One runs alongside a small stream, fed from a small natural pond, the banks crammed with water and shade loving plants. Moss covered rocky outcrops create an adventure playground for children with opportunities for making dens, treasure hunts and games of hide and seek. Beyond the trees is the pedestrian access onto St Mary's Lane, providing delightful walks up to Windermere village or down to the lake. Woodland lies to the west of the house and runs down to Rayrigg Road. There is separate vehicular access off Birthwaite Road.

To the rear of the house, a beech hedge screens the back door, access to the cellar and bin store area. The cellar is a single room with a light, adjacent to the back door is a handy garden store.

The detached double garage amply accommodates two cars as well as providing space at the sides and rear for workshop and storage. There is power, light and an outside tap.

To the north of the grounds is a large, detached garden store. Whilst now a little tired, it is a valuable footprint for potential future development.







Broomhill

Approximate Gross Internal Area : 348.19 sq m / 3747.88 sq ft

Garage : 21.89 sq m / 235.62 sq ft

Cellar : 5.48 sq m / 58.98 sq ft

Total : 375.56 sq m / 4042.49 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)	56	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FURTHER INFORMATION

On the road

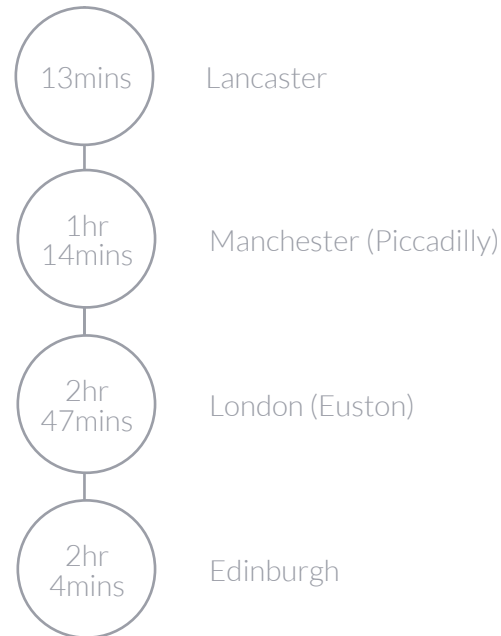
Bowness on Windermere	1.2 miles
Ambleside	4.8 miles
Hawkshead	9.2 miles
Kendal	9.2 miles
Grasmere	9.3 miles
Cartmel	15.1 miles
Manchester	81.1 miles

Transport links

M6 J36	16 miles
Windermere railway station	0.8 miles
Oxenholme railway station	12.6 miles
Manchester airport	90.6 miles
Liverpool airport	96.2 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



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 for further details.

Additionally, there is a branch line station at Windermere offering regular services to Oxenholme.

Schools

Primary

Goodly Dale Community Primary School
St Martin's and St Mary's CoE Primary School
St Cuthbert's Catholic Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (Ambleside campus)
Lancaster University

Directions

what3words [highlight.herbs.fantastic](https://www.what3words.com/)

Use Sat Nav **LA23 1BS** with reference to the directions below:

From our Windermere office, head towards Bowness on Windermere and turn second right onto Birthwaite Road. Broomhill is the last house on the right. Once through the gates, bear to the left.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Local leisure activities

Places to visit

The Brockhole Lake District Visitor Centre, Windermere
Historic houses - Beatrix Potter's house Hill Top, Wray Castle and Townend, Troutbeck (all of which are National Trust).
Blackwell, the Arts & Crafts house at Bowness on Windermere, Brantwood at Coniston, the Ruskin museum dedicated to John Ruskin.

Museums – Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow and the Laurel and Hardy Museum (Ulverston being the birthplace of Stan Laurel)

Steam railways - the Lakeside and Haverthwaite, Ravenglass and Eskdale

Lake cruises – on Windermere from the terminals at Bowness, Waterhead and Lakeside. Also, the steam yacht 'Gondola' on Coniston Water.

Live theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal

Cinemas at The Royalty, Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Grizedale Forest - events, music and arts
Aquarium of the Lakes, Lakeside

Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club), on Coniston (Coniston Sailing Club) and Ullswater (Ullswater Yacht Club).
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns, including at nearby Millerground.

Kendal Leisure Centre and pools and spas at several local hotels
Golf clubs at Windermere, two in Kendal and Grange over Sands

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.

Parkrun on a Saturday morning at Fell Foot Park at Newby Bridge and Rothay Park, Ambleside

Cartmel Racecourse, a small National Hunt course with nine race days annually

Places to eat

Informal dining, cafes and pubs

Within walking distance there are lots of places to try in Windermere and Bowness including Boardwalk and Baha, both in Bowness on Windermere and in Windermere, Café Italia, San Pietro and Homeground. The Windermere Jetty Museum is within walking distance and the café provides an ideal spot to enjoy a quick bite to eat with unsurpassed views of Windermere

Special occasion dining

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

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Forest Side Hotel, Grasmere

Heft, High Newton

Great walks nearby

Straight from the door, you might like to head for Orrest Head, Millerground, Brantfell or Post Knott.

The 214 Wainwrights fells described in Alfred Wainwright's "Pictorial Guide to the Lakeland Fells" all lie within the boundary of the National Park and all but one are over 1,000 feet in height.

The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

The Cumbria Way, a linear 70 mile hiking trail linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

The Dales Way, a 78.5 mile footpath from Bowness on Windermere to Ilkley in Yorkshire.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a British Gas boiler in the boiler room.

Guide price £1,850,000

Westmorland and Furness Council
Council Tax band H

Tenure
Freehold

Please note

The drive on the right upon entering through the main gate is owned by Broomhill, subject to a right for way for Nethermost House who have a joint responsibility for upkeep.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: NEFF gas hob, Whirlpool double oven with grill.



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.

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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.

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We value the little things that make a home

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

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Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

