



Barn End
Canny Hill | Newby Bridge | The Lake District | LA12 8NU

BARN END





BARN END

An exceptional, architect designed home set just a mile away from the southern tip of Lake Windermere within a private, elevated plot of landscaped gardens and tranquil views over the surrounding fells. Barn End offers contemporary accommodation including, a mix of open plan and intimate reception spaces, a show stopping open plan kitchen set over looking the grounds, and a total of five double bedrooms all with ensuite bathrooms. The Lake District landscape and private setting has been at the forefront of the design of this home, with the use of modern angular design features and light capturing windows found throughout. The result is a bright and modern family home with intrigue at every turn. Each of the reception rooms opens out onto the large decking area which is magnificent for al fresco dining and entertaining. The quality finishes of the property draw inspiration from the local area, with locally sourced materials all fitted by local craftsmen. The accommodation flows perfectly for modern family life but would also make for the perfect tranquil retreat, close to the best that the Lake District has to offer.



It's great to have Windermere Lake only two minutes away!"









Location

Barn End, nestled in the up and coming Canny Hill, has so much of the Lake District National Park on it's doorstep with Lake Windermere and Lakeside close by, and the market towns of Kendal and Ulverston and the honey pot of Bowness, all within easy reach. Canny Hill benefits from M6 J36 being only 20 minutes away, and the West Coast Mainline and its Lakes to London 2 ½ hour service only 15 minutes away by car. Locally, there are some excellent amenities, a few pubs within walking distance and nearby Cartmel village has a superb array of independent shops and eateries. The bustling town of Windermere is only a 15 minute drive from this fantastic property and has schooling, general amenities such as post office, boutique shops and plenty of trendy bars. There are also numerous country walks right on the doorstep.

“Barn End is a very peaceful but central location with Bowness, Cartmel, Ulverston and Kendal all within a 10-20 minute drive away.”



STEP INSIDE

Impeccably presented as you drive through the gate, the ample parking courtyard is no exception. Secured by a large timber gate is both practical and attractive. A paved path leads around the courtyard to the welcoming glazed and Oak door, which leads into the entrance porch. A practical space, also providing access to a cloak room, which has been fully tiled and features a wash hand basin and WC. A further glazed and timber doorway, leads into the inner hall, a bright space leading to a variety of reception rooms and with a window giving the first glimpse of the beautiful garden. The sitting room presents a large, more formal space enjoying a delightful dual aspect with far reaching views towards Hampsfell and Gummers Howe. The flooring is finished in an attractive polished Oak and French doors lead out onto the beautiful terrace, which has been timber decked and provides a wonderful extension to the living accommodation.

The heart of this home is easily the open plan kitchen-dining-living arrangement that provides a place for all the family to relax, unwind and enjoy the breathtaking views of the stunning surroundings. The kitchen area features an excellent range of wall and base units that have been finished with practical, hard wearing Silestone worktops. This very well planned kitchen has an extensive range of integrated appliances, including a NEFF coffee machine, dishwasher and wine fridge. There is also a freestanding Samsung American style fridge freezer, a Franke stainless steel sink, and two electrically operated Zanussi range cookers with a range of hobs. In addition to the breakfast bar within the kitchen, there is a spacious area suitable for a large dining table in front of the fully glazed wall of windows open out onto the terrace decking. Nestled in one corner of the room, is a contemporary woodburning stove, set upon a grey granite hearth, there is ample space for occasional comfortable seating for all the family. The views offered from this area are simply exquisite.

Leading out from the kitchen end and featuring two external doors, the bright and practical boot room has a tiled floor and even enjoys countryside views. It leads on to the utility room. Split into two, this fantastic, versatile space provides additional storage, a good range of wall and base units and a laundry room. Also accessed from the boot room, is a handy downstairs shower room facility, which is fully tiled and briefly comprises shower cubicle, with Aqualisa shower, WC, wash hand basin and chrome towel radiator.

In addition to all the ground floor living space are two ground floor ensuite bedrooms, the first is a super twin and bunk bedroom which could also be utilised as a home office and features a stunning Oak floor and contemporary shower room, which is fully tiled and features corner shower, WC, wash hand basin and chrome towel radiator. The second of the ground floor bedrooms is a bright double bedroom benefitting from good proportions, an integrated under stairs cupboard and an ensuite shower room with corner shower, vanity wash hand basin, WC and chrome towel radiator.

A bespoke oak and glass staircase leads from the open plan living space to a generous landing area with peaked window providing woodland views. This space includes a fitted desk unit, making an ideal study or home working space. Practically off the landing there are three large storage cupboards one of which incorporates an airing cupboard.

The principle bedroom of Barn End is simply breathtaking, featuring French doors opening out onto a beautiful private balcony with unrivalled views of the surrounding countryside towards the central Lake District. There are two built in double wardrobes, in addition to the substantial walk-in wardrobe. This room has been fitted with beautiful bespoke shutters and ceiling fans. The ensuite bathroom is very spacious with a large, fully tiled walk-in shower cubicle with water jets. In addition, there is a free standing bath with waterfall tap, double vanity wash hand basin, WC and heated towel rail. The two large Velux windows provide plentiful light to this superb ensuite facility.

The second bedroom with semi vaulted ceiling, offers a further bright double bedroom enjoying amazing views and also features a useful double wardrobe and beautiful ensuite shower room. Completing the bedrooms on the first floor is a third substantial bedroom perfect for guests or children, enjoying a bright dual aspect and a semi vaulted ceiling. The ensuite is a bright and relaxing space enjoying a walk-in shower cubicle, a large free standing bath, vanity wash hand basin, WC and heated towel rail.

















Step outside

Situated on a quiet country lane in an area known as Canny Hill in Newby Bridge, Barn End occupies an elevated position, yet is private and welcoming. A timber gate (with electricity laid on) leads to a partly paved parking area with enough space for at least 5 cars and providing access to a spacious double garage with electrically operated roller door and electric charger point available. The beautiful secure gardens at Barn End provide a safe and delightful haven for animals or children to enjoy. There are an abundance of outside lights and a well lit path that leads around the garden, each area with its unique aspect and views. Throughout the garden, low maintenance shrubs and colourful plants have been well planted to create an attractive yet relatively low maintenance area to enjoy the great outdoors. In addition, running the whole length of the house is a beautiful, partly covered decking area which is the perfect space for BBQ's and entertaining with far reaching views of the South Lake District fells. In the lower section of the garden is a sunken patio area with firepit and seating.

“ We have enjoyed the excellent views from the garden and have had the privilege of enjoying great walks straight from the doorstep.”





Barn End

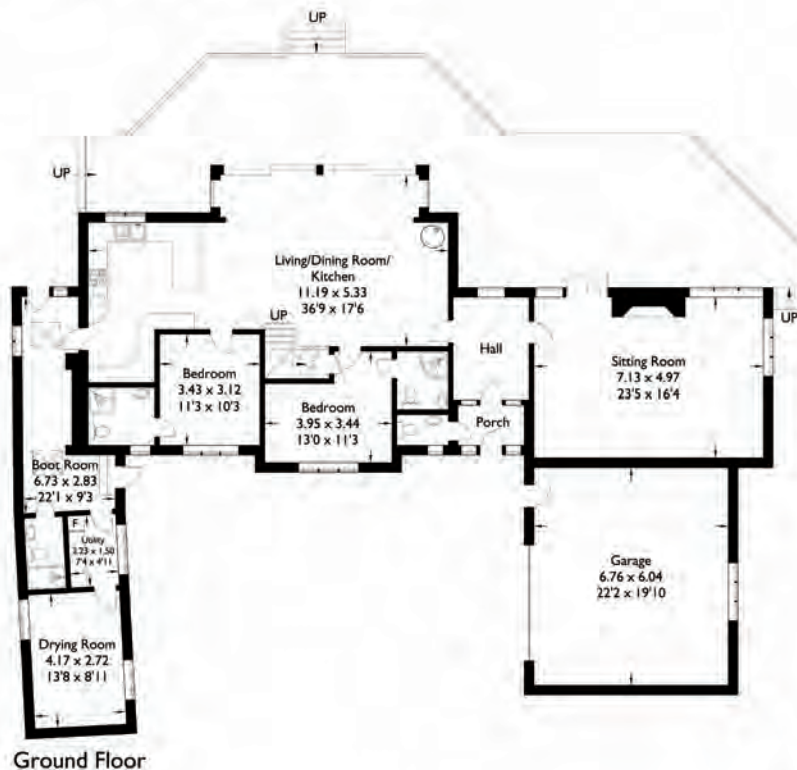
Approximate Gross Internal Area : 333.01 sq m / 3584.49 sq ft

Garage : 40.83 sq m / 439.49 sq ft

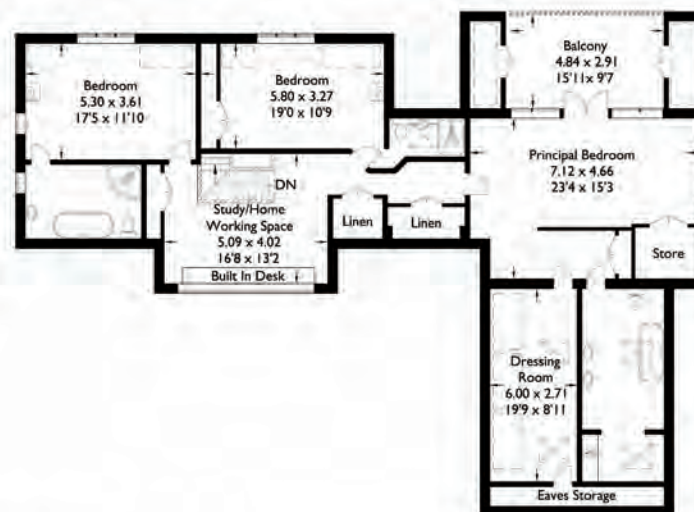
Total : 373.84 sq m / 4023.98 sq ft



Restricted Head Height



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property
Ombudsman



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 09.10.2025



FURTHER INFORMATION

On the road

Barrow in Furness	19.5 miles
Ulverston	9.6 miles
Bowness on Windermere	8.4 miles
Kendal	15.4miles
Manchester	80.2miles

Transport links

M6 J36	15 miles
Oxenholme railway station	15.1 miles
Manchester airport	93.2 miles
Liverpool airport	95.2 miles

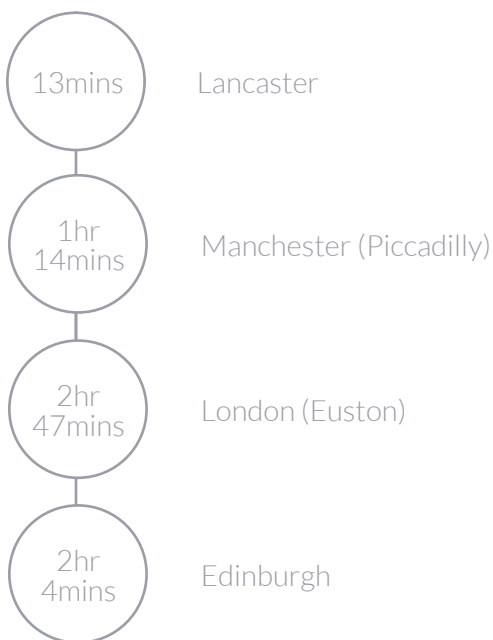
The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

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

Rail Journeys

The nearest station is at Dent on the Settle and Carlisle Line, which runs between Carlisle and Leeds via Settle. The closest station on the main West Coast line is at Oxenholme (Lake District)



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.

Schools

Primary

Goodly Dale Community Primary School, St Martin's and St Mary's CoE Primary School and St Cuthbert's Catholic Primary School, all in Windermere
Leven Valley CoE Primary School, Backbarrow
Cartmel Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
Cartmel Priory CoE School
Ulverston Victoria High School
Windermere School (Independent)

Further Education

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

Directions

Canny Hill can be approached from North, South, East and West with ease. Travelling from Kendal/M6, travel on the main A590 to the roundabout at Newby Bridge. Take the first exit at the roundabout and then next left onto Canny Hill. The driveway to Barn End is approximately half a mile up the hill on the left hand side.

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Local leisure activities

Historic properties to visit – Blackwell (the Arts & Crafts house by Baillie Scott, Bowness-on-Windermere), Brockhole on Windermere (the Lake District National Park Authority's visitor centre) and amongst local National Trust attractions are Beatrix Potter's house Hill Top at Near Sawrey, The Beatrix Potter Gallery in Hawkshead and the Claife Viewing Station on the shores of Lake Windermere. At Lakeside, visit the Lakes Aquarium, take a cruise on Lake Windermere to Bowness-on-Windermere and then onward to Waterhead or catch the steam train to Haverthwaite. Museums: the Lakeland Motor Museum, Backbarrow, the Laurel and Hardy Museum, Ulverston and the Jetty Museum, Windermere. 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 many Lake District lakes and tarns. Golf courses at Windermere, Crook, Kendal, Grange-over-Sands and Ulverston.

Spa and pool facilities at the Lakeside Hotel and The Swan Hotel and Spa (Newby Bridge) where the gym is open to non-residents. Live theatres in Bowness-on-Windermere, Kendal and Ulverston. Cinemas in Bowness-on-Windermere, Kendal, Ulverston and Ambleside. Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses. Recognised cycles routes including the Cumbrian Cycle Way, the Coast to Coast and around Grizedale Forest. Muncaster Castle, Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple and historic mansion set in 70 acres of woodlands and garden). Parkrun on a Saturday morning at Fell Foot Park, Rothay Park, Ford Park, Barrow Park, Muncaster Castle. Cartmel Racecourse, a small National Hunt course with nine race days annually.

Places to eat

We're spoilt for choice here in the Lake District, but here are a few local favourites for you to check out

Informal dining, cafes and pubs

Boardwalk and Baha, both in Bowness-on-Windermere
Bakehouse Born and Bread, Greenodd
The Punch Bowl at Crosthwaite
The Black Labrador, Underbarrow
Masons Arms, Strawberry Bank
The Cavendish Arms, Cartmel
The Derby Arms, Witherslack

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
Heft, High Newton
L'Enclume and Rogan and Co, both in Cartmel
The Old Stamp House Restaurant and Kysty, both in Ambleside

Great walks nearby

An absolutely idyllic location for the keen walker, the recently established Windermere Way is a 45 mile circuit of Lake Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

Locally, you might also enjoy Great Knott Wood, High Dam, Gummer's How and Grizedale Forest as well as these, within the wider National Park there are 214 Wainwrights fells to conquer.

Services

Mains electricity, private bore hole water supply, electric underfloor heating and complementary solar panels.
Drainage to a private septic tank, located at the bottom right hand side of the garden to the right of the footpath.

Guide price £1,600,000

Westmorland and Furness Council –
Council Tax band G

Tenure
Freehold



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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.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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