



Bigland Brow Cottage
Backbarrow | The Lake District | LA12 8QY

Welcome to Bigland Brow Cottage, High Brow Edge, Backbarrow, Ulverston, LA12 8QY

A warm welcome! Arrive at Bigland Brow via a private gated driveway, where the home sits gracefully among 1.1 acres worth of lawns and woodland, ponds and streams, and its own mini fell, with spectacular Westerly views. The approach sets the tone for what lies within, peace, privacy, and a true sense of escape. There's ample parking and a handy storage shed and wood store before entering the property. The property is very neatly presented and will suit a wide range of buyers either as a comfortable permanent home or idyllic weekend and holiday retreat on the edge of the Lake District.

“For us, this wonderful place has been many things: a peaceful retreat, a base for exploring the high and low fells and paddling the lakes and rivers, a place to share with friends and family, and a haven for wildlife. We hope it's new owners will find as much pleasure in it as we have.”



Location

Nestled in the up and coming area of Backbarrow, with so much of the Lake District National Park on it's doorstep. Lake Windermere and Lakeside are close by, and the market towns of Kendal and Ulverston and the honey pot of Bowness, are all within easy reach. Bigland Brow benefits from the M6 J36 being only 25 minutes away, and the West Coast Mainline and its Lakes to London 2 ½ hour service only 20 minutes away by car. Locally, there are some excellent amenities, nearby Cartmel village has a superb array of independent pubs, shops and eateries plus, Backbarrow itself has a vibrant village community with a primary school, doctors' surgery, Motor Museum with café and a nearby pub in Havethwaite. The bustling town of Windermere is only a 20 minute drive from this excellent property and also has schooling, general amenities such as post office, boutique shops and plenty of trendy bars. There are also numerous country walks in the local areas.



STEP INSIDE

Enter into a welcoming entrance hall where original features blend seamlessly with thoughtful updates and with a handy under-stairs shelved storage cupboard. Moving into the large dining kitchen with original exposed beams, the kitchen includes a range of fitted wall and base units with complementing worktops, a Franke white inset sink, integrated NEFF dishwasher and fridge, oven, combination oven and induction hob. The dining area compliments the kitchen with a welcoming wood burning stove, west facing windows and an exposed rear stone wall. An excellent space for entertaining guests!

From the kitchen you enter a practical utility room housing the Vaillant boiler and comprising of additional wall and base units, space for washing machine, tumble dryer and free standing freezer, plus a useful linen cupboard. Heading back through the hallway you access bedroom 1, currently used as a twin room, with exposed beams and wooden patio doors leading to the front of the property. Adjacent to the bedroom is a family shower room, thoughtfully designed having a Mira shower, WC, pedestal washbasin with vanity unit, heated towel rail and fully tiled walls and flooring. A perfect place to refresh after a day exploring the fells.

Make your way up to the first floor to the sitting room, which has views out over the garden on three aspects. It is a generously sized retreat with access to the outside seating area, an open fireplace with slate hearth and wood surround and wooden windows. An ideal spot for your morning coffee or relaxing with an evening drink. There are 3 excellent double bedrooms all with a superb outlook, original exposed beams, and with the rear bedroom having an ensuite shower room. Finally, the household family bathroom comprises of bath with shower over, pedestal washbasin with vanity unit, WC and heated towel rail.











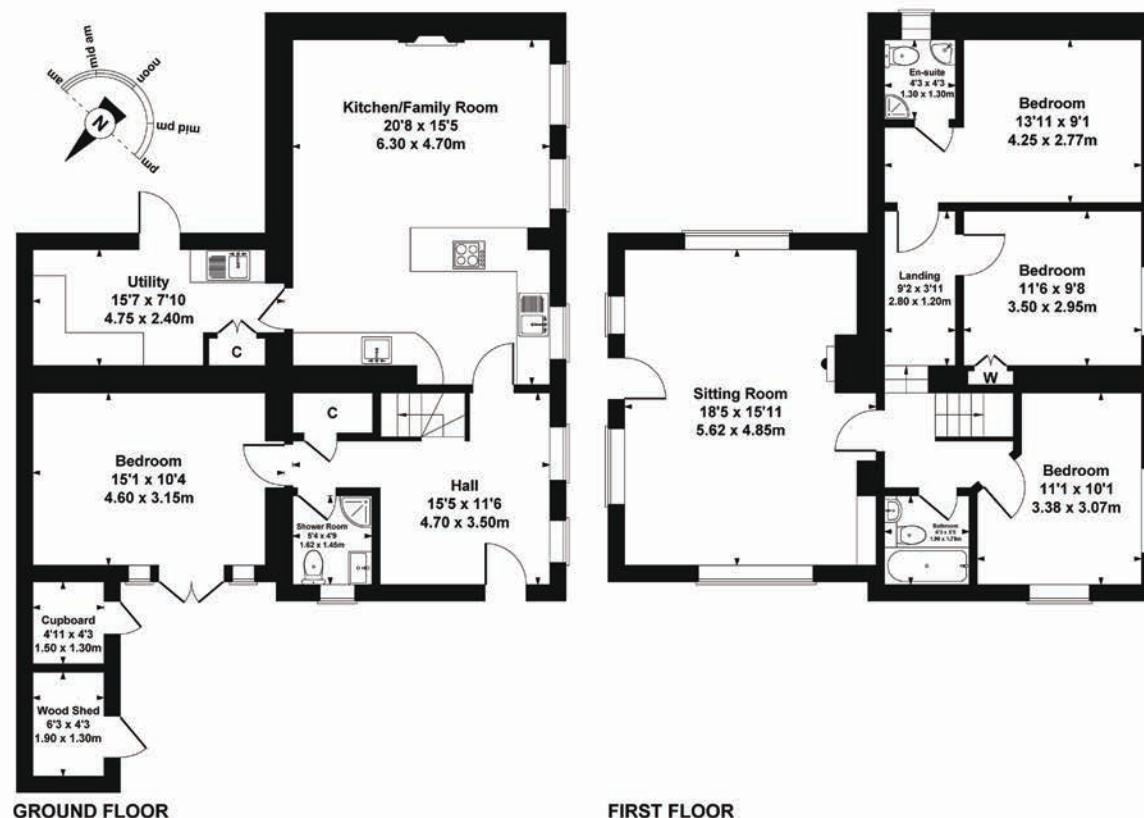
STEP OUTSIDE

Bigland Brow's grounds are designed for enjoyment, relaxation and wildlife. Multiple seating areas let you soak up the sun or admire the ever changing view from the top bench, located above the rockery. While the tiered seating areas have potential for a BBQ terrace, which could be a perfect place for unwinding after a long day, the top tier has a convenient outbuilding, perfect for any outdoor storage. The generous lawn and woodland are perfect for children, pets or simply just relaxing with a book. There are also two large sheds, several ponds, an outdoor storeroom, and the gated driveway which offers ample off road parking.



Bigland Brow Cottage, High Brow Edge, Ulverston

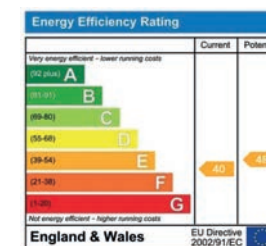
Approximate Gross Internal Area 1647 sq ft - 153 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Lens Media Ltd. 2025



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. Copyright © 2025 Fine & Country Ltd. Registered in England & Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236. Registered office: 30 High Street, Chepstow, NP16 5LJ. Printed 07.11.2025



FURTHER INFORMATION

On the road

Barrow in Furness	17.8 miles
Ulverston	7.9 miles
Bowness on Windermere	9.6 miles
Kendal	17.9 miles
Manchester	80.7 miles

Transport links

M6 J36	17.5 miles
Oxenholme railway station	17.6 miles
Cark-in-Cartmel railway station	6 miles
Manchester airport	92.2 miles
Liverpool airport	97.7 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

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

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 station at Grange-over-Sands on the Furness Line, which runs between Barrow-in-Furness and Lancaster.



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

what3words [///laminated.decoder.spokes](http://laminated.decoder.spokes)

Download the **what3words** App or go online for directions straight to the property.

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

The Lake District is truly a paradise for the foodies in your life – here is a selection:

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, water and drainage.

Guide price £ 6 5 0 , 0 0 0

Local Authority charges

Westmorland and Furness Council – Council Tax band G

Tenure

Freehold

Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria LA23 1DU
Tel: +44 (0)1539 733500 | sales@fineandcountry-lakes.co.uk

