



Low Whineray Ground
Broughton-in-Furness | The Lake District | LA20 6DS

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Welcome to Low Whineray Ground, Broughton in Furness, LA20 6DS

A unique prospect to purchase your own personal slice of Lake District heaven; a charismatic Grade II Listed Cumbrian long house with immense original character and excellent potential, nestled in the heart of the highly scenic Duddon Valley, Low Whineray Ground offers a rare opportunity to own a piece of history. Brimming with historic period features that paint a vivid picture of Cumbrian farming life over the centuries, including the Whineray family farming in the Duddon valley in 18th and 19th century, the property has been carefully and partially renovated, using traditional methods and materials throughout, providing a perfect canvas for new owners to complete the restoration and create their dream home and country lifestyle.

Set over two floors with the bonus of a cellar, attached outbuildings over two floors, detached outhouses, carhouse and stores, the accommodation is both spacious and flexible with scope to extend the living space into the adjacent buildings, subject to planning permission. On the ground floor, are a sitting room, snug and dining kitchen. Off the first floor landing are three double bedrooms; the main bedroom has an ensuite shower room, while the remaining two bedrooms are served by a house bathroom. There are delightful valley and fell views, particularly special later in the year when the autumn colours put on a magnificent display. A natural bubbling stream outside the kitchen is mesmerizing and provides a connection with nature even whilst indoors complimented by the river below providing a re-assuring and gentle accompaniment.

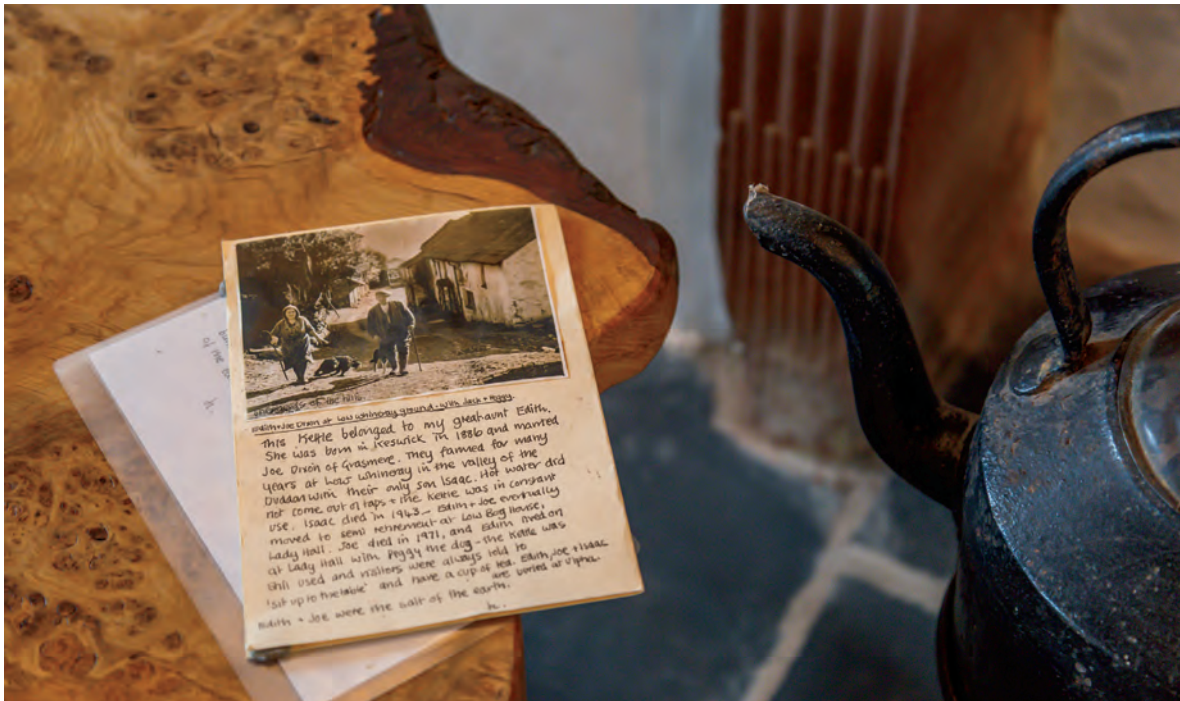
Informal gardens with orchard, parking and adjoining land (pasture and woodland) extend in total to c. 11.93 acres with just over 200 m of frontage along the River Duddon. There is an option to purchase an adjoining parcel of c. 3.8 acres including a small, detached field barn with a further 70 m river frontage.

Set in a picturesque location, the package offers an idyllic combination of a heritage period home, outbuildings and land, perfect for those seeking peaceful rural life, the chance to embrace the surrounding nature and abundant and varied wildlife and live with the seasons.









Location

For those with a passion for the great outdoors, Low Whineray Ground offers an unrivalled opportunity to fully immerse yourself in nature's splendour. This is more than just a property – it's a lifestyle choice. As you leave the M6 and head west, the journey itself becomes a scenic escape. Roads grow quieter, narrower, and more enchanting, winding through ever-more dramatic landscapes with the iconic Lakeland fells rising majestically on the horizon. This is a place where the pace of life slows and the natural surroundings have remained virtually untouched for centuries.

Perfectly positioned within the Lake District National Park, a designated UNESCO World Heritage Site, this idyllic rural retreat is far removed from the hustle and bustle of the popular tourist hotspots. Tucked away in the serene and largely undiscovered Duddon Valley, it offers peace, privacy and the rare luxury of space and silence.

Whether you're looking for an inspiring base for an active family life, a peaceful setting for retirement, or simply a weekend sanctuary to recharge, Low Whineray Ground offers it all. The surrounding landscape invites adventure – from rock-climbing and high fell walks as far as Scafell and beyond to gentle valley strolls, all just beyond your doorstep.

Here, you'll enjoy a truly restorative lifestyle, one where you can work remotely with ease thanks to superfast broadband, tend a smallholding or hobby farm, or simply enjoy a slower pace surrounded by nature, dark skies, and starry nights. It's a world apart from traffic noise and light pollution; a little bubble of tranquility.

While wonderfully secluded, daily essentials are close at hand. The charming market town of Broughton in Furness is your nearest hub, offering independent shops including a butcher, traditional bakery, post office, pubs, cafes, a GP surgery, vet, and fuel station. A little further, Ulverston provides a broader range of amenities, including supermarkets such as Booths, M&S Food, and Aldi.

For those occasional day trips or visiting guests, renowned Lake District destinations such as Wasdale, Eskdale, Coniston, Hawkshead, Bowness on Windermere and Ambleside are all within comfortable reach, allowing you to enjoy the best of the Lakes before retreating once more to your private haven, a roaring fire and familiar comforts.

Setting the scene

The farm had been tenanted for decades which perhaps explains why so little has changed. The present owners purchased the property at auction in 2000, with this proposed sale being only the second time in its history that it has been on the open market.

Historic England has awarded the Cumbrian long house Grade II Listed status in recognition of the authentic architectural details as a raised-cruck farmhouse. Dating the property as 17th Century or even earlier with later additions and alterations, the online listing references the adjoining outbuildings under same roof, the rare two-seater earth-closet and the loft with external steps.

Internally there are rare features such as a corniced 18th Century fireplace, a sleeping cupboard in the snug, spice cupboard in the kitchen, a spice/salt ledge in the sitting room and a 17th Century oak court cupboard. There are abundant exposed oak ceiling beams, curved cruck roofing timbers as all three bedrooms extend up the roof's apex, flag floors in the sitting room, dining kitchen and cellar, oak floorboards in the snug and upstairs, oak window seats, oak and old stripped pine panel doors, oak plank and muntin internal walls, feature cast iron bedroom fireplace and stone steps to the cellar which has a slated bench.

Several of the attached store rooms and outbuildings have unglazed oak mullion window frames and within the grounds are three carved stone gate posts dated in the early 1800s.

Bringing the house into the 21st Century, the recent restoration has included new wiring and plumbing, upgrading most windows to double glazed using heritage glass, the installation of air source heating and conservation skylights. Whilst the bathroom and the shower room have been fitted, the kitchen has been left to enable new owners to make their own choices; the kitchen has a sink, appliance connections and a new Aga to enable functionality.













Step outside

An informal garden area lies to the west of the house with views over the land to the fells across the valley. There is parking to the rear of the property, convenient for the main entrance and side stable door into the kitchen. The orchard has damson, apple and pear trees with three ponds. Fields bounded by classic Lakeland dry stone walls run down towards the River Duddon where there is just over 200 m of frontage. The total acreage is c. 11.93 acres.

A series of outhouses comprise:

Under the main roof, the Cock Loft would have originally housed farm workers. External steps provide access through a very old low oak studded door which opens to what is now a useful store room housing the hot water stores.

An undercroft attached to the house with door to outside, power and light. Above this is a storeroom with external access, power and light. The steps also access the earth closet.

A ground level store above which is a second storeroom, with power, light and independent external access. A door at first floor level connects the two storerooms. Attached small barn providing a useful wood store.

The detached, stone and slate Wash House. The original copper still sits in the corner along with the original salting trough. Houses the oak kist (storage chest for grain) which would have originally stood on the fireplace hood in bedroom 1. Also accommodates the booster pump for the air source heating.

The detached, stone and slate Orchard Barn.

The Cart Shed also detached, stone and slate. Newly built in 2020, a planning condition stipulates agricultural use for 10 years.









Option to purchase an additional parcel of land

The second parcel of land is adjoining and offers a further c.3.8 acres with an additional 70 m of river frontage. Included in this package is the Furze Barn, a detached, stone and slate field barn where the cattle were housed over winter after being brought in off the fell. Access is off road and across common land. It has great amenity value and has been used by the vendors as a camping barn. Double doors open on the rear elevation and command a fantastic view. The barn sits on furthest point of the northern boundary. There are no services to the barn.



Low Whineray Ground

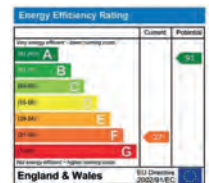
Approximate Gross Internal Area : 262.88 sq m / 2829.61 sq ft

Outbuildings : 135.08 sq m / 1453.98 sq ft

Total : 397.96 sq m / 4283.60 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.



FURTHER INFORMATION

On the road

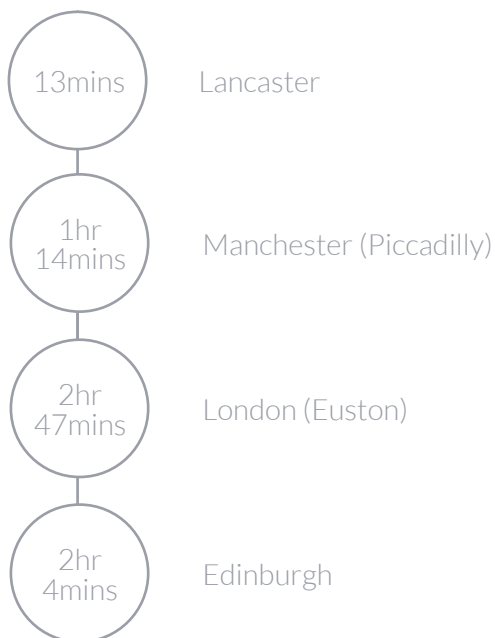
Broughton in Furness	2.5 miles
Coniston	11.2 miles
Ulverston	13.7 miles
Hawkshead	15.1 miles
Ambleside	18.9 miles
Barrow in Furness	19.8 miles
Cartmel	22.4 miles
Bowness on Windermere	25.3 miles
Manchester	98.4 miles

Transport links

Foxfield (railway station)	3.7 miles
Oxenholme (railway station)	34.1 miles
M6 J36	68.8 miles
Manchester airport	106.2 miles
Liverpool airport	113.5 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.

Foxfield (3.7 miles distant) has a railway station on the Cumbria Coast Line which runs between Carlisle and Barrow in Furness.

Schools

Primary

Broughton in Furness CoE Primary School
Coniston CoE Primary School
Windermere School independent (day and boarding) school

Secondary

John Ruskin School, Coniston (11 – 16 years)
Ulverston Victoria High School
Windermere School independent (day and boarding) school

Further Education

Barrow College
Kendal College
University of Cumbria (campus in Ambleside)
Lancaster University

Directions

what3words types.condition.type

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

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

Places to visit

Muncaster Castle, Gleaston Castle, Holker Hall, the Manjushri Kadampa Meditation Centre at Conishead Priory, the Lakes Aquarium at Lakeside and the nature reserve at RSPB Hodbarrow.
Museums – Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow, the Laurel and Hardy Museum (Ulverston being the birthplace of Stan Laurel), Brantwood, Coniston (home of John Ruskin) and Stott Park Bobbin Mill.
Steam railways at Ravenglass & Eskdale (known as 'La'al Ratty') and Haverthwaite & Lakeside.
Lake cruises on Windermere from the terminals at Bowness, Waterhead and Lakeside and on Coniston Water aboard the steam yacht 'Gondola'.
National Trust sites include Tarn Howes, Beatrix Potter's Hill Top, Townend at Troutbeck, Wray Castle and the Claife Viewing Station on the shores of Lake Windermere.
Brockhole on Windermere, the Lake District National Park Authority's visitor centre
The Coro in Ulverston, an arts, culture and entertainment venue
Live theatre at The Old Laundry in Bowness on Windermere and The Brewery in Kendal
Cinemas at The Roxy in Ulverston, The Royalty in Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Grizedale Forest - events, music and arts

Places to eat

The Lake District is a paradise for food lovers with everything from cafes and great country pubs to Michelin star restaurants:
Informal dining
The Newfield Inn, Seathwaite, Broughton in Furness
The Blacksmiths Arms, Broughton Mills
The Old Kings Head and Manor Arms Hotel, both in Broughton in Furness
The Boot Inn, Eskdale
Bake House Born and Bread, Greenodd
The Bay Horse, Canal Foot, Ulverston
Harry's Café Bar, Yew Tree Barn (architectural antiques and gallery), Low Newton
The Eagle's Head, Satterthwaite
L'al Churrasco, The Mill, The Rose and Crown and The Farmers, all in Ulverston
There's also a choice of good pubs in Coniston

Great walks nearby

This is the Lake District, the epicenter of fabulous walking terrain. Straight from the door there are great routes for every age and ability, whether you want to be out all day or can just squeeze a precious hour in before work.

If you prefer bracing sea air, the west coast of Cumbria boasts some incredible beaches including Silecroft, Roanhead, Millom and Haverigg.

Sport and recreation

Near Foxfield is Eccle Riggs, a members' leisure club for local residents. There is a swimming pool, sauna, gym, café, children's play area and 9-hole golf course.
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).
Golf clubs at Ulverston, Barrow in Furness, Grange over Sands and Windermere
Ulverston Leisure Centre
There are several notable cycling routes nearby including The Cumbrian Cycle Way and Coast to Coast, as well as any number you choose to explore yourself.
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.
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, Ford Park, Barrow Park and Muncaster Castle
Cartmel Racecourse, a small National Hunt course with nine race days annually

Special occasion restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
Heft, High Newton
The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside
Forest Side Hotel, Grasmere
Base Restaurant, Ford Park, Ulverston

Services

Mains electricity. Air source central heating. Booster pump in wash house increases water pressure. Private water (no filters) from two springs to two covered storage tanks, all on common land. The water supply is shared with one neighbouring property, maintenance costs split equally. Private drainage to a sole use septic tank located within the boundary.

Guide price £750,000

Westmorland and Furness Council
Council Tax band E

Tenure
Freehold

Included in the sale

Contents: the oak court cupboard, oak grain kist, kettle and stand. The new pale blue electric Aga in the kitchen could be removed if not required. Available by way of further negotiation is the blue enamel wood burner in the sitting room.

Please note

Access from the public highway is over common land which has been used without restriction by the vendors since 2000. Maintenance costs shared with one neighbouring property.

Rights to access adjacent common land to graze livestock, collect stone and bracken.

Electric poles and transformer on the land to supply the house and neighbouring properties for which an annual rent is payable. Mains water pipe runs parallel to the river across the land.

Planning permission was obtained in 2021 (now lapsed) for solar panels on land adjacent to the orchard. The intention had been to use power generated to run the electric Aga.

No third party rights or public footpaths across the land.



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We value the little things that make a home

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