



Heron Beck
Bowstead Gates | Alpine Road | Newland | Cumbria | LA12 7PZ
Guide Price £800,000

 FINE & COUNTRY









Welcome to Heron Beck

With delightful views round every corner, this imaginatively and much loved barn conversion is one of three converted from a larger property and combines rustic character with modern comfort, set in a small hamlet amid the undulating open Cumbrian countryside.

In summary, the accommodation provides split level living with a sitting room, snug, dining kitchen, five double bedrooms, an ensuite shower room and two house bathrooms. Outside there is generous private parking and delightful gardens with seating areas, landscaped to enable maximum enjoyment with minimal upkeep.

Newland is a small hamlet lying to the north of the market town of Ulverston and just outside the boundary of the Lake District National Park. A location where you can embrace country living, exploring the great outdoors straight from the door, observe nature, wildlife and the changing seasons whilst not being isolated from local services.



Location

Situated just outside the boundary of the Lake District National Park and close to the Duddon Valley and village of Cartmel, the cottage is surrounded by fabulous open countryside with enviable views, life here is peaceful and quiet. Here to enjoy are all the advantages of easy access into the National Park but without the daily crowds and heavy traffic. The Lake District is well known for its stunning scenery; dramatic fells, deep valleys and vast lakes as well as picturesque villages with delightful shops and cafes and the innumerable tourist attractions on offer.

At just over two miles distant, the nearest town is Ulverston, historic and bustling. Heralding your arrival into Ulverston is the impressive Grade II* Listed Sir John Barrow Monument standing proudly on top of Hoad Hill.

Ulverston is a town with personality, a strong identity and a great sense of community, it offers a broad selection of independent retailers, numerous supermarkets (including regional favourite Booths) and a good health food shop. From a cultural point of view there is a lot going on, known as the festival town it offers a full calendar of events throughout the year as well as the Ulverston and North Lonsdale country show and the St George's Day Pageant.

If you love the great outdoors and all that Cumbria has to offer, Newland is an excellent base, whether on foot, cycle, horseback or on the water there is something for everyone. Surrounding Newland is the gently rolling farmland of the Furness Peninsula with beaches and coastal villages to explore whilst enjoying the stunning views of Morecambe Bay.



Insight

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The M Family – 23/07/25

“Heron Beck is a lovely, spacious home with comfortable bedrooms and bathroomsIt was so good to be back with our extended family for a second time to this interesting house with its three floors interlinked by the fascinating spiral staircase; a fine balcony on which to relax; a spacious kitchen to gather at mealtimes. The surrounding countryside is outstanding yet close to the amenities of Ulverston (especially Booths) and is a great gateway further into the Lakes.”

Sally – 30/05/25

“Stayed for a long weekend at Heron Beck and had a brilliant time. The house is really beautiful, very well presented, clean and comfortable, the decor and finishing touches make this a really lovely holiday cottage to stay in. The location is great just 2 miles out of Ulverston...Also a great location for exploring the lakes or just relaxing with friends in the house and garden.”

Richard – 17/05/24

“Beautifully quiet and peaceful location. Plenty of space for a group in shared areas. Well equipped kitchen. Good sized bedrooms. Fabulous main bathrooms. Private and peaceful outdoor space.”

Peter – 23/08/24

“This is our second time staying in this beautiful house, and we enjoyed it just as much as our first visit. Lovely comfortable property in a fabulous, quiet location.”



Setting the scene

A former bank barn, creatively converted to make the most of the sloping site, the accommodation is inventively split over five levels with short flights of stairs connecting the various levels. The end design has ingeniously created a one of a kind barn conversion.

The conversion showcases the heritage of the property with great use of substantial beams, exposed stone walls and vaulted ceilings whilst windows bring in plenty of natural light and frame sweeping views of rolling hills and open fields. The introduction of internal curved walls is a distinctive feature and the substantial cast iron spiral staircase makes maximum use of space. The kitchen is well appointed whereas the bathrooms are large and contemporary. The split level glass fronted balcony cleverly incorporates two covered seating areas and encourages use, whatever the weather.







The grand tour

Through the front door and into an internal glazed vestibule which affords an intriguing aspect down to the kitchen, through to the snug and up to the sitting room. The result is that these three rooms feel distinct, but nevertheless well connected. The welcoming snug makes a great first impression and is cosy with a wood burning stove set into a rustic surround, five steps lead down to the inviting dining kitchen. Cabinets are fronted with light oak doors and have granite worktops, the floor is slated. Well equipped, there is a 1.5 oven range cooker with extractor fan, larder fridge, freezer, dishwasher, microwave and washer dryer. Off the kitchen is the first double bedroom which could be used for various purposes, a study, playroom or formal dining perhaps.

The ground floor bathroom is fully tiled, it has a large rainfall shower, a double ended bath, twin wash bowls on a floating plinth and a WC. Staying on this level, at the foot of the spiral stairs, a door provides another route out to the garden.



Returning to the snug and a flight of seven steps lead up to the attractive sitting room, enjoying a lovely green and leafy outlook to trees and fields and French doors open to the covered section of the balcony. Also on this level is the second bedroom, the dormer window framing a view of the distant Hoad Monument across the fields.

The third double bedroom and second bathroom share a private space on the first floor off the spiral staircase. The bathroom is well appointed and equally stylish with an Ashton & Bentley elliptical bath, double trough wash basin, large rainfall shower and WC. Both bathrooms are at the back of the house and have an outlook over the garden and neighbouring fields.

The spiral stairs continue to a split landing providing access to the remaining two bedrooms, the fourth double bedroom, a delightful room with a vaulted ceiling, and walk in wardrobe. This room has an ensuite shower room with a shower, floating wash basin and WC. Finally, the fifth double bedroom is cosy and characterful, the ceiling is vaulted into the roof space with the view of the Hoad through the dormer.

The design ensures that this is a unique conversion with imaginative use of space that embraces the beautiful views from every room.









Step outside

The garden wraps around Heron Beck on three sides.

Upon arrival, a wide opening off the lane provides access to the block paved parking area. The front aspect is smart and well presented; an illuminated former millstone bears the name Heron Beck and Lakeland stone fronted raised beds are stylishly planted with clipped box balls and bay trees.

The gated second entrance leads to the side and delightfully private rear gardens, bordered by established shrubs and incorporating a further enclosed parking area. The gardens are thoughtfully landscaped to create a variety of seating areas, whether to accommodate morning coffee with the papers, a long leisurely lunch or an evening gathering. There's extensive use of natural materials which sit comfortably in the surrounding landscape and ensure that the outdoor areas remain low upkeep with maximum opportunities for relaxation.

The split-level balcony is partially undercover sheltering a heated seating area underneath. The upper seating terrace enjoys dappled shade and is adjacent to the fields with just a drystone wall between you and the quietly grazing sheep. In between is a large space currently used as a dining area, leaving plenty of room to recline and digest your meal or bask in the sunshine.

The rural setting is tranquil, the garden private, but with an open aspect and uninterrupted views. A cleverly designed outdoor space.







Services

Mains electricity and water. LPG fired central heating from an external Grant boiler controlled via the NEST App. Electric underfloor heating in the kitchen, the bedroom off the kitchen and the ground floor bathroom. Drainage to a treatment plant located in the back garden and shared with the adjoining property. Outside lights and CCTV.

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. The vendor has a Starlink subscription providing superfast broadband speeds. For more information, please visit www.starlink.com

Local Authority charges

Westmorland and Furness Council – currently exempt from Business Rates as a small business and as such Band D Council Tax is payable.

Tenure

Freehold.

Included in the sale

Carpets, curtains, curtain rails, light fittings and kitchen appliances as listed are included in the sale. As a turn key solution, all contents (except for some personal items and garden furniture) are available to purchase to enable a seamless transition or immediate occupation as a private second home.

To minimize disruption to resident holiday makers, viewing's will be conducted on changeover days.

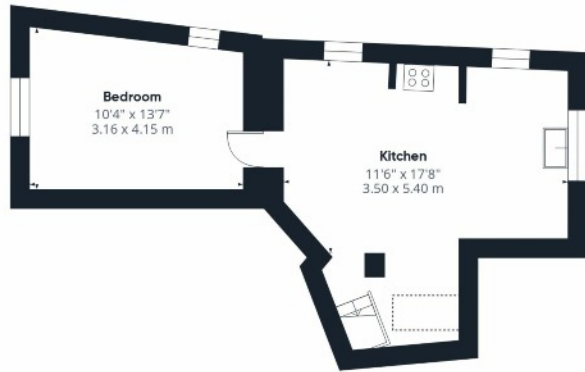
Directions

what3words cheer.hamsters.tigers

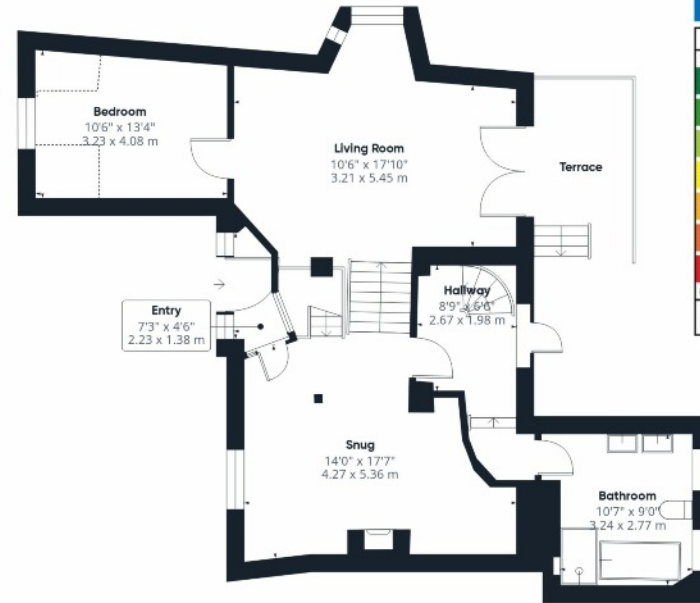
Use Sat Nav LA12 7PZ with reference to the directions below:

Approaching Ulverston from the Newby Bridge direction along the A590, go straight over the large roundabout at Greenodd and proceed towards Ulverston. About 200m before reaching the fuel station on the outskirts of town, turn right signposted for *Mansriggs* onto Alpine Road and continue for just over a mile on the single track country lane until arriving at an informal crossroads, there is a short terrace of three houses straight ahead on the left. Turn left here and Heron Beck is the third property on the right.

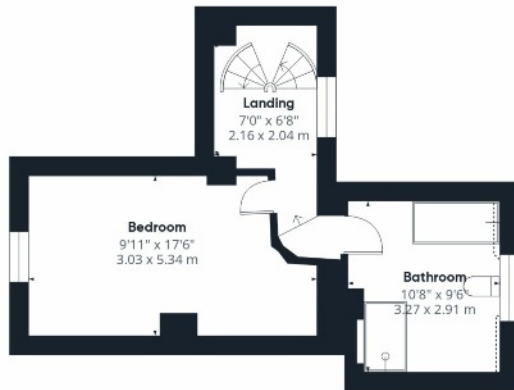
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Floor 0



Floor 1



Floor 2



Floor 3

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

Approximate total area⁽¹⁾

1949 ft²
181.2 m²

Reduced headroom

115 ft²
10.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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follow Fine & Country Windermere on



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