



## Backbarrow

**£450,000**

**Bigland Cottage, Bigland Hall, Backbarrow, Nr Ulverston, Cumbria, LA12 8PB**

Incredible, unique and stunning are just 3 words that don't quite do this amazing property justice, it really is special oozing quality and Georgian charm. If you are looking for complete peace and tranquility with zero light pollution, wonderful setting, stunning views, an immaculately presented, tastefully decorated, spacious, home with sunny private garden, patio and its very own feature well then look no further!

This exclusive development was completed in 2010 and Bigland Cottage is one of only 5 individual homes. Bigland Hall is steeped in history and has strong links to the nearby mediaeval Priory at Cartmel. After the dissolution of the Monasteries, many of the Priory's former tenants retained their homes making a living from the fells and woodlands as well as, in this case, providing hospitality to travelers using the ancient hill tracks.

### Quick Overview

- Sublime, picturesque, peaceful location
- Wonderful country views with zero light pollution
- Immaculately presented
- Tasteful, quality, neutral decor
- Stunning walks from the doorstep
- Feature, illuminated exposed well
- Tranquil location surrounded by nature
- Garden, Patio and Parking
- No upper chain
- Standard Broadband



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Standard  
Broadband



Off Road  
Parking

Property Reference: G3097



Pathway



Kitchen



Lounge



Sun Room

From the Parking Area the gravelled pathway leads along to the main door which opens into the very spacious and well equipped Kitchen. One of the first things to notice after the generous proportions and quality fittings is the well! An original, ancient well was uncovered during the conversion and has been cleverly exposed and illuminated and fitted with a glass top for a view to the very bottom! A real unique feature. The Kitchen has an extensive range of solid wood wall and base cabinets with black granite gloss work-surfaces and inset 1½ bowl deep stainless steel sink unit. Integrated dishwasher, electric 'Rangemaster' range cooker and large, American style fridge freezer. Laminate 'oak' flooring. The spacious, walk-in Pantry is a luxury with wall and base cabinets and ample storage. The Inner Hall has the stairs leading to the First Floor with under stairs cupboard housing the electric heating system and water pressure system. Separate Cloakroom with WC and wash hand basin. The Lounge is well proportioned with impressive, recessed wood burning stove which adds a super cosy focal point to this lovely room. Double doors lead in to the Sun Room. What a super room - the glazed roof has remote controlled electric German 'Markilux' awning and provides the most charming, country views all around. This spacious addition is currently used for formal dining. Direct access to the paved rear patio.

On the First Floor are two Double Bedrooms and Bathroom. Bedroom 1 is incredibly spacious with wonderful views of the garden, tarn and hills behind. Recessed wardrobe. The En-suite Shower Room is tiled with corner shower, WC and pedestal wash hand basin. Loft hatch. Bedroom 2 is also a good sized Double Bedroom, in fact, it is currently home to a double bed and bunk beds! Window seat and charming view of the private garden. Wonderful, original cast iron fireplace (not in use). The Family Bathroom is tiled with a white suite comprising bath with shower over, WC and wash hand basin. Storage cupboard.

The charming, narrow stairs lead up to Bedroom 3. A super, quirky and generous double Attic Bedroom with an array of beautiful exposed beams. 2 'Velux' roof windows and recessed ceiling spot lights. This room would be a super hideaway for older children with all its nooks and crannies!

Externally, along side the approach path is a charming, Garden which is mainly laid to lawn and bordered by a very mature beech hedge. There is a lower paved Patio just outside the Kitchen so ideal for al-fresco dining and outdoor entertaining. There is a further sunny Patio with direct access from the Sun Room. With the most incredibly peaceful surroundings and stunning views it may be difficult to ever venture back inside! A bonus of these superb gardens is the pretty easy maintenance! There are also beautiful Communal Grounds that surround the properties. There are two designated parking spaces, either side of the path just outside the front Garden but also plenty of extra Parking along the hedge behind for guests. There is also a stone and slated Outhouse ideal for bike storage, garden equipment etc.

**Location** At the Northern end of the Cartmel Peninsula and in the delightful Lake District National Park, Bigland has an elevated position above the valley of the River Leven which crashes its way over waterfalls, rocks and weir, from the foot of Windermere at Newby Bridge. There are lovely views from the grounds over the estuary, the surrounding woodlands, fields and over the peaceful Bigland Tarn.



Kitchen



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

The local network of Public Footpaths takes you alongside the tarn and over the wider district, into the National Park and its many amenities. The local market town of Ulverston is only about 10 minutes drive. The popular historic village of Cartmel with its steeplechase meetings and the highly prized L'Enclume restaurant is also 10 minutes away. The A590 offers speedy, convenient access to the M6 Motorway at junction 36 and there are good rail connections at Ulverston, Grange-over-Sands and Windermere, which all offer a wide variety of local shopping and amenities.

To find the Bigland Hall Estate for the first time if travelling from the M6, take the A590 westwards. After the Newby Bridge roundabout, go past the Backbarrow, Brow Edge and Haverthwaite turnings and ignore any 'Brown' tourist signs to Bigland Hall. After the Lakeside & Haverthwaite Railway, take the next left at the crossroads signposted 'Cark'. Follow this road and immediately after the bridge over the river, turn left signposted for Bigland Hall. Follow this lane almost to the top of the hill until the imposing gateway on the right to the Bigland Hall Estate - opposite the sign for 'Otter Tarn', follow the delightful driveway, passing the Tarn and Hall on your left hand side. Bigland Cottage can be found to the rear with parking. Proceed down the pathway through the gap in the hedge to the main entrance.

What3words: <https://what3words.co.uk/lottery.bits.fetching>

Accommodation (with approximate measurements)

Dining Kitchen 16' 1" x 15' 6" (4.9m x 4.72m)

Pantry

Inner Hall

Cloakroom

Lounge 18' 4" x 11' 8" (5.59m x 3.56m)

Sun/Garden Room 13' 8" x 9' 2" (4.17m x 2.79m)

Bedroom 1 18' 5" x 12' 3" (5.61m x 3.73m)

En-Shower Shower Room

Bedroom 2 16' 4" max x 15' 3" (4.98m max x 4.65m)

Bathroom

Bedroom 3 18' 0" x 16' 1" max (5.49m x 4.9m) max with some limited head height

**Services:** Water and Drainage. The private water supply for the development is from a borehole within the grounds, treated and filtered in the plant room managed by the Owners' Management Company. Drainage is to a communal septic tank.

Central heating by traditional radiators with space saving electric boiler by Heatrae Sadia which also heats the hot water. Smoke alarms, TV and phone points are installed with communal TV aerial and "Sky Plus HD" satellite provision.

**Tenure:** Freehold. No upper chain. Vacant possession upon completion.

**Council Tax:** Band E. Westmorland and Furness Council.

Request a Viewing Online or Call 015395 32301



Sun Room



Bedroom 1



Rear Courtyard



Front Entrance and Garden



Rear Courtyard

**Service Charge:** The Management Company was formed of all the owners and is responsible for maintenance of the drives, pathways, visitor parking spaces, common areas, the maintenance of the private water supply and drainage systems and the communal TV and satellite installation. The Service Charge is £500 for 2025-2026.

**Note:** Whilst owners may use their properties as private holiday homes, commercial holiday lettings will NOT be permitted.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

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# Backbarrow, Ulverston, LA12

Approximate Area = 1537 sq ft / 142.7 sq m

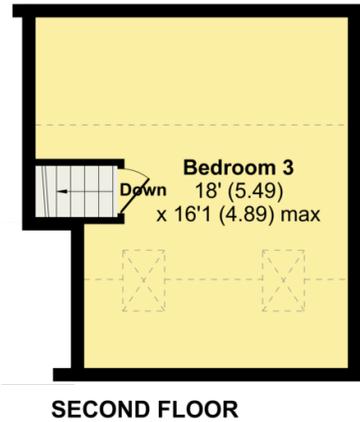
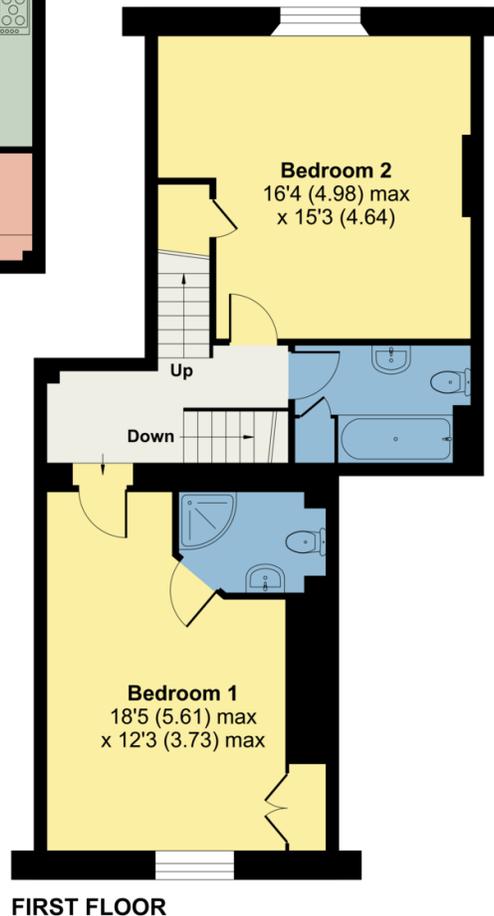
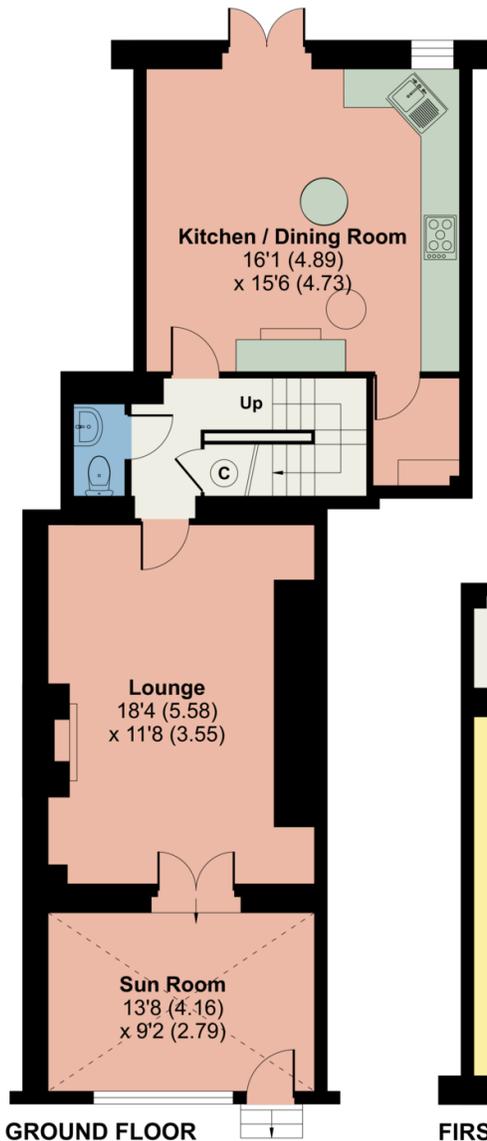
Limited Use Area(s) = 151 sq ft / 14 sq m

Total = 1688 sq ft / 156.7 sq m

For identification only - Not to scale



Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hackney & Leigh. REF: 1289849

A thought from the owners - A tranquil home with exceptional views and walks from the door, giving the family a safe haven where kids can explore.

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