



Fair Rigg Cottage  
Newby Bridge | Ulverston | The Lake District | LA12 8NQ

# FAIR RIGG COTTAGE



## Welcome to Fair Rigg Cottage, Newby Bridge, Ulverston, LA12 8NQ

An impressive Grade II listed detached residence, this elegant home offers refined interiors and generous accommodation arranged over three floors. An adjoining annex with its own private entrance provides valuable flexibility, ideally suited to a range of living arrangements.

This extraordinary and characterful property is rich in history and personality, offering a wonderfully peaceful atmosphere throughout. The rooms are spacious, light, and airy, enhancing the sense of comfort and openness.

The main house, currently operating as a successful luxury holiday let, briefly comprises a welcoming front and rear entrance porch, a generous living room, a dining kitchen, and a snug. To the first floor are three well-proportioned bedrooms and two separate family bathrooms, with the second floor hosting a principal bedroom complete with an en-suite roll-top bathroom.

In addition, the adjoining wing offers versatile accommodation currently utilised for storage across both ground and first floors, and includes a convenient shower room and utility area, presenting excellent potential for alternative use.

Beautifully refurbished by the current owners, this charming 17th-century Lakeland country farmhouse sits within its own grounds (amounting to approx. 1.18 acres), featuring a delightful lawned garden bordered by mature shrubs and trees, along with a spacious patio ideal for outdoor dining and entertaining.

This superb home represents an outstanding opportunity for buyers seeking a ready-made investment, being offered as a fully operational going concern or beautiful family home.



*Its been owned by us for 25 years, mainly being enjoyed as a family holiday home and more recent a great holiday let."*





### Location

The southern end of Lake Windermere is renowned for its peaceful atmosphere, being much quieter than the busier Lake District holiday destinations further up the lake. However, you're very close to the hamlet of Lakeside and Lakeside Pier, where the famous Lake Windermere steamers depart regularly to Bowness and Ambleside - a wonderful way to explore these areas without driving.

There are some lovely walks in the area, such as Wainwright's Finsthwaite Heights route from Newby Bridge. The route approaches High Dam - a picturesque tarn that you might just have to yourselves on quieter days.

The nearby, unspoilt medieval village of Cartmel is situated in a quiet valley in one of England's most outstanding areas of natural beauty on the fringe of the Lake District National Park and is only a fifteen minute drive from Durham Bridge Barn. Offering stunning views of the South Lakeland District fells and countryside, Cartmel has grown up around its famous 12th Century medieval Priory Church. It is a special place where ancient history and tradition mingle effortlessly with the present day. Although steeped in history, Cartmel is not trapped in time and the village offers today's visitors many modern surprises in the form of fine quality attractions, shops, a wide variety of traditional Lakeland inns and cutting edge gourmet restaurants including the internationally acclaimed Michelin Star restaurant, L'Enclume.

Around the village square you will discover a delightful assortment of genuine 16th - 18th century buildings. All this and the famous Cartmel racecourse providing national hunt racing in its most original format is just off the centre of the village square. With its party crowds and funfair, Cartmel rekindles the social gathering tradition of the original steeple to steeple chases.



# STEP INSIDE

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Fair Rigg Cottage is a truly exceptional example of a quintessential 17th-century Lakeland farmhouse, offering a rare and highly desirable opportunity to acquire a beautifully restored period home steeped in history, charm, and character. Set within a timeless rural setting, the property has been thoughtfully and sympathetically refurbished by the current owners, who have succeeded in preserving its historic integrity while introducing a refined standard of modern, luxurious living.

Throughout the home, original period features are prominently showcased and carefully celebrated. These include exposed oak beams, a striking feature fireplace and a characterful staircase that adds to the sense of authenticity and craftsmanship. Charming uneven floors further enhances the sense of history, gently reminding visitors of the cottage's centuries-old origins and giving the property an unmistakable sense of individuality.

The interiors have been elegantly styled with a curated selection of antique furnishings, thoughtfully chosen to complement the building's period character. This attention to detail creates a cohesive and inviting aesthetic throughout, balancing rustic charm with understated luxury. The result is a home that feels both refined and deeply welcoming, perfectly suited to those looking to take on a holiday let to create memorable occasions for their guests.

The accommodation is notably spacious and versatile, arranged to maximise both comfort and practicality. A welcoming main lounge enjoys a pleasant outlook over the gardens, and a convenient newly installed log burner, offering a peaceful setting for relaxation. A separate cosy snug provides a more intimate retreat, ideal for reading, quiet conversation, or unwinding in comfort. At the heart of the home lies a generous kitchen and dining room, designed as a true social hub. This space is centred around a traditional electric Aga, reinforcing the farmhouse feel, and is complemented by a substantial antique dining table that invites long, leisurely meals and informal entertaining.

The property offers four beautifully appointed bedrooms, each designed to provide comfort and tranquility. On the second floor, the principal suite is particularly impressive, benefitting from its own en-suite facilities and offering a private and restful sanctuary. The remaining bedrooms on the first floor are well-proportioned and thoughtfully arranged, and are served by a stylish family shower room as well as an additional well-appointed house bathroom. Adjoining the main residence is a highly practical annex, significantly enhancing the property's versatility. This space includes ground and first floor storage rooms, providing generous and secure accommodation for outdoor equipment such as mountain bikes, canoes, walking gear, and other leisure pursuits. In addition, there is a useful utility area and a separate shower room, further adding to its functionality. Importantly, the annex also offers clear potential for conversion into separate living accommodation, subject to any necessary consents, presenting an exciting opportunity for multi-generational living, guest accommodation, or additional holiday letting use.





















# STEP OUTSIDE

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Externally, a delightful private cottage garden wraps around the rear and side of the property, offering a variety of seating areas, a large patio ideal for outdoor dining furniture, and a tranquil setting framed by mature shrubs and trees. The grounds are particularly enchanting through the seasons, with vibrant hydrangeas and rhododendrons providing striking colour and structure, while cheerful daffodils herald the arrival of spring. In the nearby woodland, a natural carpet of bluebells creates a breathtaking seasonal display, enhancing the sense of seclusion and charm.

A portion of the garden has been intentionally left as a natural wildlife haven, where deer, foxes, badgers, and an abundance of birdlife are frequently observed, contributing to the peaceful and unspoilt character of the setting.

The property further benefits from ample off-road driveway parking, providing convenient space for multiple vehicles, as well as the added practicality of a useful wood store.







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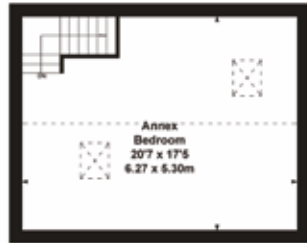
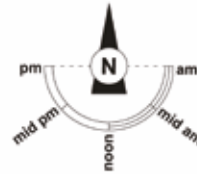
# Fair Rigg Cottage, Newby Bridge, LA12 8NQ

Approximate Gross Internal Area

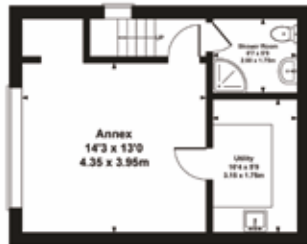
House : 2207 sq ft - 205 sq m

Outbuildings : 710 sq ft - 66 sq m

Total : 2917 sq ft - 271 sq m



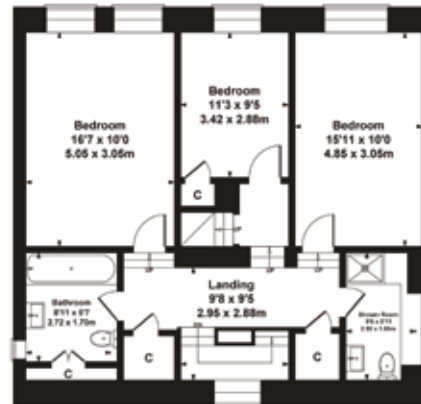
OUTBUILDING FIRST FLOOR



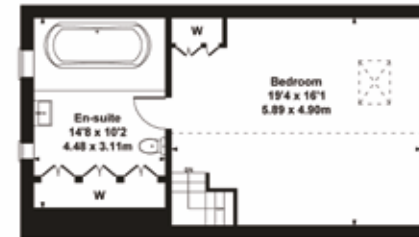
OUTBUILDING GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		62
(51-60)	E	46	
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



# FURTHER INFORMATION

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## *On the Road*

Cartmel	4.4 miles
Barrow in Furness	19.7 miles
Ulverston	10.1 miles
Bowness on Windermere	8.9 miles
Kendal	15 miles
Manchester	79.8 miles

Transport links	
M6 J36	14.7 miles
Oxenholme railway station	14.7 miles
Manchester airport	89.3 miles
Liverpool airport	94.4 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.

## *Directions*

what3words: ///evenings.reporting.joined  
Download the what3words App or go online for directions straight to the property.

## *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.



## *Services*

Mains electricity and water. Oil fired central heating from a Grant boiler in the annex utility room.

Drainage to a private septic tank located in garden.

## *Local Authority charges*

Westmorland and Furness Council– business rates are payable. Rateable Value of £15,250 (with effect from 01.04.23) with the standard multiplier of 54.6p/small business multiplier of 49.9p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

Tenure: Freehold

## *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](http://checker.ofcom.org.uk)

## *Included in the Sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and integrated domestic appliances are included.

Furniture to be sold under separate negotiation.

## *Anti Money Laundering Regulations (AML)*

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

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## *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.

## *Things to do in the Area*

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

Recognised cycles routes including the Cumbrian Cycle Way, the Coast to Coast and around Grizedale Forest

## *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

*Guide price* £ 1,100,000

## *Please Note*

Access is always needed for farm track and public footpath to the side of the property.



# FINE & COUNTRY

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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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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