

# Rusland

£765,000

Thwaite Head Farm, Thwaite Head, Rusland, Nr Ulverston, Cumbria, LA12 8JY

If peace, tranquility, nature and views are what you have been searching for along with a substantial, immaculately presented, Detached Period Home then stop, take a seat, grab a cuppa and read on - you will certainly not be disappointed.

Thwaite Head Farm is a beautiful, period property dating back to 1907 and boasts many wonderful features of the era such as high corniced ceilings, large windows for maximum light, original panelled doors, feature fireplaces and a flagged floor or two. There are sublime, tranquil and picturesque country views from almost every window and the only sounds to disturb are the odd passing tractor and bird song.

This very spacious and sunny home is beautifully presented throughout and the excellent Gardens are just as generous and pleasing - ideal for busy adventurous children, outdoor entertaining or simply space to enjoy the rural tranquil surroundings.

## Quick Overview

Beautiful, peaceful location

Stunning views

Delightful walks from the door-step

Substantial property with wonderful period features

Presented to a high standard throughout

Spacious, light rooms with traditional high ceilings

Extensive Gardens

Oil central heating

No upper chain

Standard Broadband



4



1



3



E



Standard  
Broadband



On road  
Parking

Property Reference: G3114



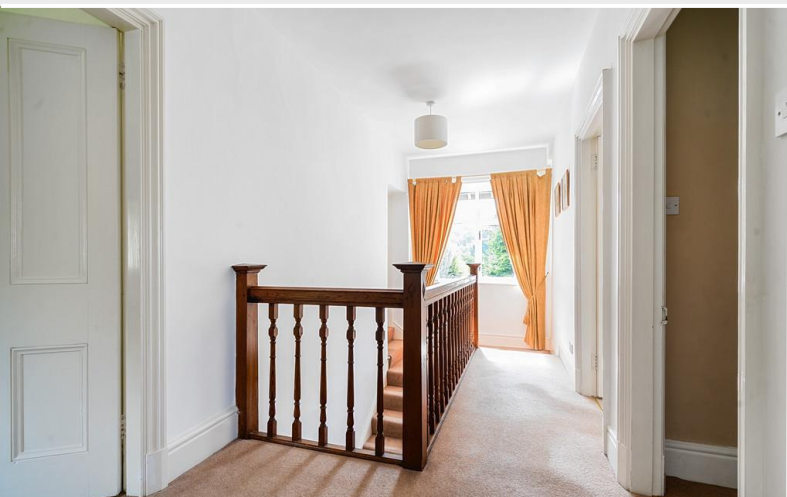
Boot Room / Rear Porch



Dining Room / Study



Dining Kitchen



Landing

The drive through the country side to this property is lovely, the first glimpse of the property is exciting and the approach through the pedestrian gate to the beautiful, pillared covered Porch is very impressive. A fabulous start which only continues! The front door opens into the spacious and welcoming Hallway with high corniced ceilings, stairs to the First Floor and lovely, original doors to the Ground Floor. To the right is the Lounge - a super, sunny and generous room with dual aspect. The large front window with window seat enjoys a very pleasant outlook to the fields beyond. The cosy focal point is a modern multi-fuel stove set into the charming inglenook fireplace. Fitted cupboards to the left of fireplace and useful door in to the Breakfast Kitchen. To the left of the Hallway is the Morning Room - an equally spacious and sunny room with dual aspect, similar pleasing views and wood burning stove. Double, glazed doors to the Dining Room/Study. This room enjoys a side aspect and although currently used as a large Study, this versatile room could quite easily be a formal Dining Room or Playroom perhaps. The Dining Kitchen is of very impressive proportions and the quintessential farmhouse Kitchen. Large enough for a good sized dining table and far reaching views over the Garden down the beautiful Rusland Valley from the kitchen window. A pleasure to wash up here! Furnished with a range of cream wall and base cabinets with beech effect work-surface. Integrated dish washer, fridge and freezer, built in oven and ceramic hob. Feature part original range (S Warhurst of Ulverston) with wood burning stove. Recessed shelved pantry cupboard with stripped doors and useful under stairs storage cupboard. The Boot Room/Rear Porch has a fabulous, original flagged floor, cold slab, external door and access to the Utility Room. This 'room' is super for wet dogs and muddy boots to dry off and has ample space to store outdoor gear. The Utility Room is shelved and plumbed for a washing machine and tumble drier.

From the Hallway the wonderful, shallow stair case with ornate spindles and balustrades lead up to the Landing which is very spacious with large window overlooking the side Garden. There is also a loft hatch. Bedrooms 1 and 2 are the first of the well proportioned Double Bedrooms, both with dual aspects and enjoying beautiful country views to the front. Both have recessed wardrobes with charming stripped doors and Bedroom 2 has an original, cast iron feature fireplace (not in use). Bedroom 3 is situated to the rear with pleasant garden views and shelved recess. Bedroom 4 is another well proportioned double room with superb open views of open countryside and fells. The Family Bathroom is almost the size of an average London flat! Roomy enough for a party! Cupboard with lovely stripped doors housing the hot water cylinder, super fun cow print wall paper and a 4 piece white suite comprising WC, pedestal wash hand basin, bath and double, walk-in shower enclosure. Although this is the only Bathroom currently there is potential to create an En-suite in Bedroom 1 or 2 if required.

Located just outside the rear door is the 'Boiler Room' which houses the oil central heating boiler and private water supply filters etc. Velux window, ample storage space and definitely potential as a Workshop. Next door is an outdoor WC - very useful indeed for the gardeners! The Gardens are superb and fully wrap around the property to all sides. The front area is grassed with wall and pretty wrought iron railings - these continue around to the side too. The side area has some lovely mature trees and provides a much needed shady part for those hot summer days. To the side too is the access gate and paved pathway (passing a useful open log store) to the paved Patio. With access from the Kitchen this Patio is a super,



Lounge



Morning Room



Bedroom 1



Bedroom 3



Bedroom 4



Bathroom

private place for outdoor dining and entertaining. Two old stone steps lead to the main Garden which is of ample proportions! Mainly lawn with some well established fruit trees dotted around. In true modern day style two areas have been left to wildlife and are now a mass of pretty, colourful flowers. This Garden will appeal to those with green fingers, those who like to entertain (definitely room for a marquee) and bags of space for the children's play equipment or simply space for them to explore and let off steam. Of course, from almost every inch of the Garden is a charming peaceful view! Across the road from the main property is an additional piece of ground which belongs with the property which is mainly left to its own natural devices with trimmed pathway and pond.

**Location** Thwaite Head is a delightful, small cluster of properties, just a little past Rusland. Rusland is a charming hamlet with very picturesque church (burial place of children's writer Arthur Ransome of Swallows and Amazons) and a traditional, stone built Community Hall, available for hire - The Reading Rooms.

The closest shopping can be found at Hawkshead (approximately 5 miles) or the larger Market town of Ulverston (approximately 8 miles) where a wide range of amenities can be found. The closest Public House (with an excellent reputation for food) is 'The Manor' at Oxen Park around a 5 minute car journey and Primary Schools at Penny Bridge, Backbarrow or Ulverston. Thwaite Head Farm is literally a hop, skip and a jump away from the attractions and fabulous walks are on offer in Grizedale Forest, High Dam or at Tarn Hows.

To reach the property from the A590, head towards Ulverston. Before the Greenodd Roundabout turn right signposted Bouth. Follow the road and turn right at the crossroads signposted Colton. Head into Colton following signs for Rusland and Satterthwaite and into the village of Oxen Park. Continue through Oxen Park passing 'The Manor' Public House on the right. Follow the road out of Oxen Park for approximately 1.5 miles and turn right, taking the next left following the sign for Rusland Church. Follow through the village to the end of the road turning left and immediately right. Thwaite Head Farm can be found shortly on the right hand side.

What3words - <https://what3words.co.uk/typist.chapels.curly>

**Accommodation (with approximate measurements)**

Covered Entrance

Hallway

Lounge 13' 11" x 13' 3" (4.24m x 4.04m)

Morning Room 12' 9" x 12' 0" (3.88m x 3.66m)

Dining Room/Study 12' 9" x 12' 0" (3.89m x 3.67m)

Breakfast Kitchen 21' 5" max x 16' 9" max (6.54m max x 5.11m max)

Boot Room/Rear Porch 12' 4" x 4' 10" (3.76m x 1.48m)

Utility Room 8' 11" x 4' 11" (2.73m x 1.49m)

First Floor

Bedroom 1 17' 0" max x 11' 1" (5.17m max x 3.39m)

Bedroom 2 12' 4" x 12' 4" (3.76m x 3.76m)

Bedroom 3 12' 2" x 12' 0" (3.72m x 3.66m)

Bedroom 4 13' 8" x 10' 4" (4.17m x 3.14m)

Bathroom

Boiler Room 12' 0" x 10' 1" (3.66m x 3.06m)

Outdoor WC



Dining Kitchen



Bedroom 2



### Garden and Views



Patio



External

**Services:** Mains electricity. Oil central heating. Private water supply from a stream fed water tank. Shared septic tank drainage located in next doors garden. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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

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

**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.

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## Meet the Team

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# Thwaite Head Farm, Rusland, Ulverston, LA12

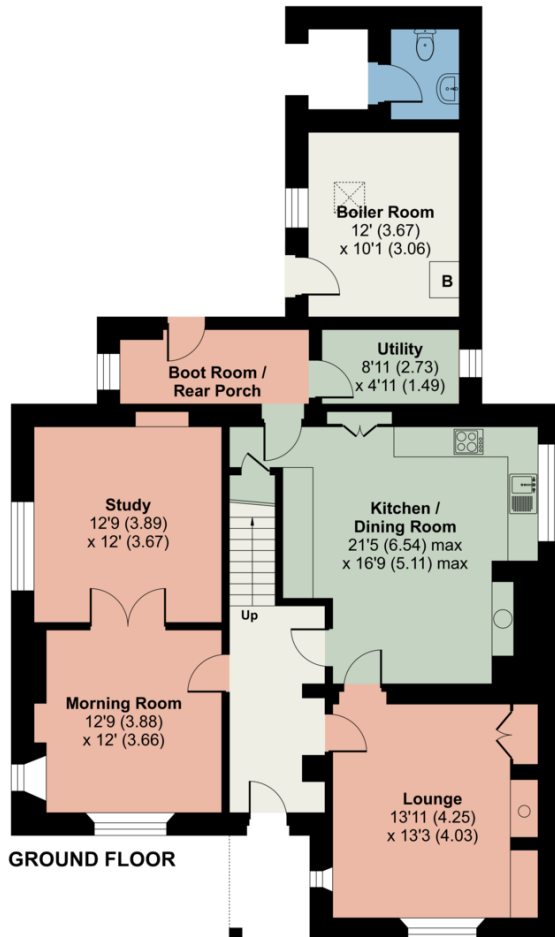


Approximate Area = 1981 sq ft / 184 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 2128 sq ft / 197.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1306531

A thought from the owners – A wonderful home in a wonderful location – amazing walks and wildlife from the doorstep in all directions.

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