



Nibthwaite Mills
Nibthwaite | The Lake District | LA12 8DE

NIBTHWAITE MILLS





Welcome to Nibthwaite Mills, Nibthwaite, Ulverston LA12 8DE

Located in the glorious Lake District National Park, high on the banks of the picturesque River Crake, just a mile from Coniston Water, this 18th century former iron furnace and bobbin mill has been sympathetically converted to create an impressive, spacious and characterful country home – one that is undoubtedly totally unique one that embraces and emphasises the wealth of original features, charming aesthetics and lovely views.

Established as an iron furnace in 1736, Nibthwaite Mills has a rich industrial history in the area until the end of the Second World War. It was acquired in the 1980s in a derelict state and underwent a complete renovation and reconfiguration to create a beautiful Grade II* Listed home.

In summary, the accommodation offers a kitchen open to a garden/dining room, sitting room, four bedrooms, one of which is ensuite, house bathroom and extensive storage.

Outside are terraced gardens which run down to the mill pond and river, offering a selection of seating areas as well as a stretch of 150m river frontage with riparian fishing rights. There is a single garage and private parking.

A great location for those that want a quieter central Lake District location, highly accessible for exploring the National Park but without the crowds. Your own slice of Lake District heaven.





Location

Within the Crake Valley in the Lake District National Park, Low Nibthwaite is a small rural community located on a private lane approached off the East of Lake Road that runs alongside Coniston Water, famous for its connections with Donald Campbell, Arthur Ransome and John Ruskin. Situated just under a mile south of Coniston Water, it inhabits a delightfully peaceful, quiet and unspoilt setting.

The Lakes has much to offer anyone keen on an active country lifestyle; it's easy to appreciate Low Nibthwaite's accessibility to the central lakes for outdoor pursuits; walking, hiking, running, cycling, swimming... However, if that all sounds too energetic, it's a lovely place for rest and relaxation, embracing downtime and enjoying a gear shift to a slower pace.

As the nearest town and in terms of general amenities Ulverston offers a broad selection of independent retailers and supermarkets with regional high-end chain Booths as well as M&S Food and Aldi to choose between. From a cultural point of view the town hosts a full calendar of events throughout the year with festivals (Another Fine Fest (music and arts), Walk Fest, Lantern Festival, Retro Rendezvous, two dedicated music festivals, the Dickensian Festival amongst others) and seasonal celebrations (the summer fair, Ulverston and North Lonsdale country show and the St George's Day Pageant to name but a few). As a town, Ulverston is bursting with life and activity. The villages of Coniston and Hawkshead are also to hand and offer daily essentials and services.

Low Nibthwaite is easy to reach by car off the main A590 with train stations at Ulverston, Lancaster and Oxenholme. Rural it may be, isolated it is not.









STEP INSIDE

A complete one off, this Grade II* 18th century former iron furnace and bobbin mill offers spacious and immensely characterful accommodation arranged over four levels.

The front door opens into a useful entrance porch from where glazed windows capture an aspect down to the lower ground floor bedroom giving a glimpse of an exposed stone wall and archway that was formerly the access for the carriages delivering charcoal to the furnace.

The kitchen is fitted with timeless appeal with granite worktops over wooden cabinets. It's partially open to the garden/dining room with has a vast window commanding fantastic views over the garden to the River Crake. The triple aspect sitting room is quite extraordinary, a huge space with high vaulted ceiling, exposed trusses and beams. From here there are beautiful views to be enjoyed across the extensive gardens towards the River Crake.

Adding to flexibility, the bedroom accommodation is arranged over two floors. With great views, the principal bedroom is on the ground floor and has extensive custom built-in storage and an ensuite bathroom fitted in a contemporary style with both a Kohler Jacuzzi bath and a large separate shower. The remaining three bedrooms are on the lower ground floor.

Bedroom 2, as seen from the entrance hall, features the original stone archway which makes for a striking feature. Bedroom 3 has a lovely aspect and exposed stone wall. The fourth bedroom is a single with similar views. These three bedrooms are served by the house bathroom, appointed in a contemporary manner, this time having a shower over the bath.



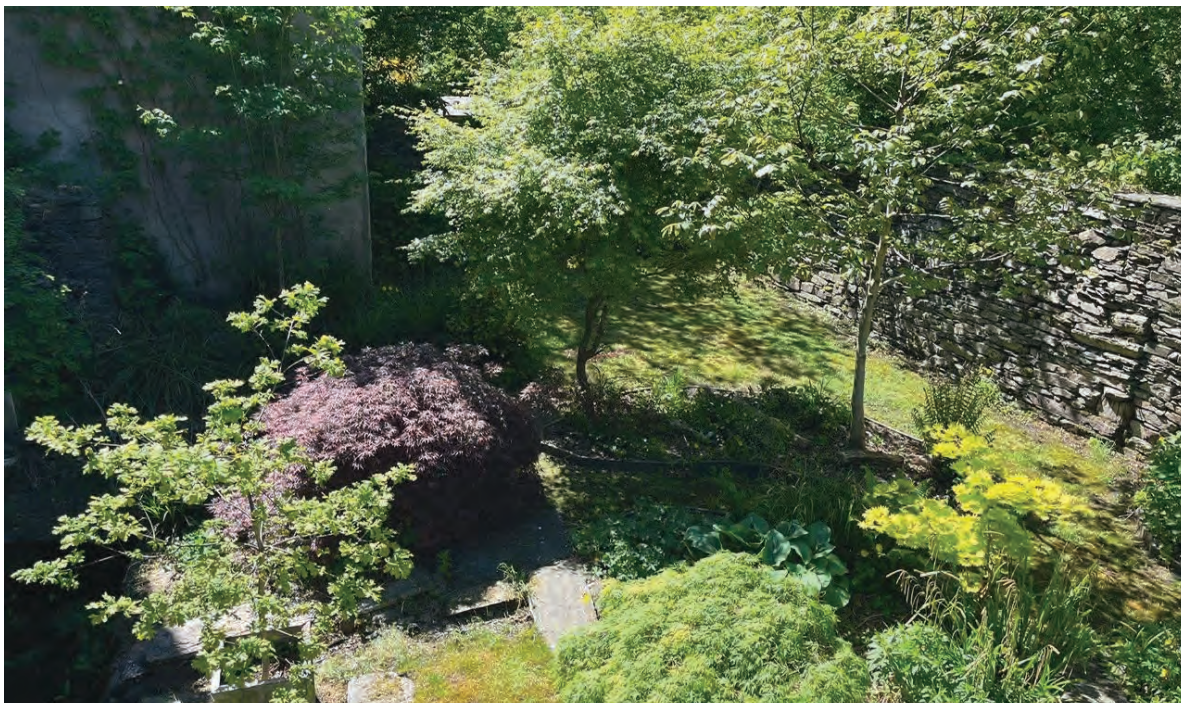












STEP OUTSIDE

The private grounds of Nibthwaite Mills are a secluded haven that naturally attracts the abundant local wildlife. There are regular sightings of otters, kingfishers and many fish species in the waterway. Hidden seating areas are found across the gardens, interconnected by wrought iron bridges and steps that extend across to the mill pond to a raised seating terrace above the River Crake. This is a great spot to make the most of the fishing rights (around 150 m) or you can take a stroll down the private banking that runs between the mill pond and river down to a private sluice. The elevated decked terrace accessed from the dining area is the perfect vantage point to enjoy garden views with the gentle sounds of the river adding to the relaxing atmosphere. The natural shrubbery planting creates relatively low maintenance spaces, ideal if you are seeking a second home or have other ideas for valuable downtime.

There is the potential for alternative power sources. The constant running water in the lower sluice provides the opportunity of a micro hydro system.

Practically, there is parking for three vehicles on the drive which extends down to the attached single garage. Steps from within the garage lead down to the large cool cellar that runs the length of the original house. This is a great space for storage and houses the original furnace of the mill.

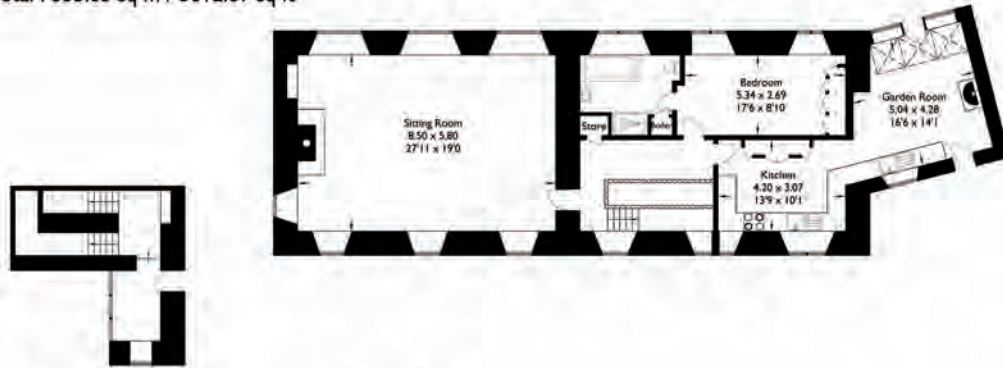


Nibthwaite Mills

Approximate Gross Internal Area : 302.35 sq m / 3254.46 sq ft

Garage : 33.28 sq m / 358.22 sq ft

Total : 335.63 sq m / 3612.69 sq ft



Ground Floor

Upper Ground Floor

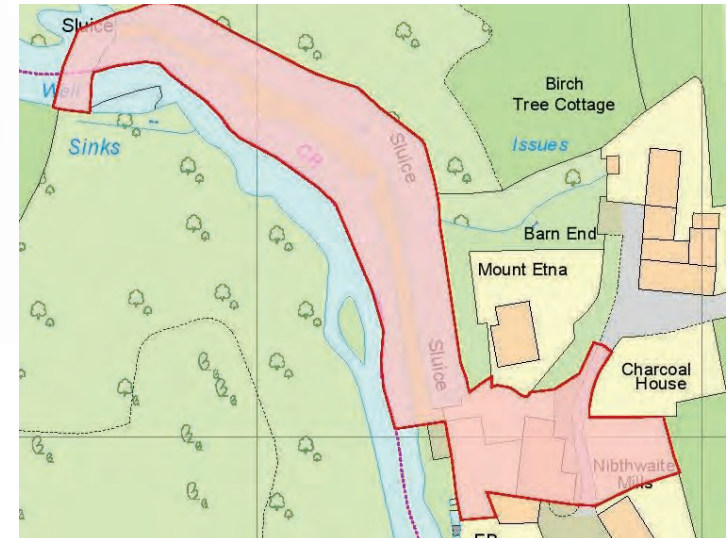


Basement Level

Lower Ground Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	13	
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 14.07.2025



FURTHER INFORMATION

On the road

Ulverston	7.2 miles
Coniston	7.7 miles
Hawshead	8.9 miles
Ambleside	12.6 miles
Cartmel	13.7 miles
Bowness on Windemere	14.3 miles
Barrow in Furness	17.6 miles
Kendal	24.9 miles

Transport links

Junction with A590 at Greenodd	4.2 miles
M6 J36	24.3 miles
Oxenholme (railway station)	24.6 miles
Manchester airport	99.2 miles
Liverpool airport	104.7 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.

Internet Speed

Broadband

Superfast speeds potentially available from Openreach of 33 Mbps download and for uploading 5 Mbps.

Mobile

Indoor: O2 are reported as providing 'likely' services for Voice and 'limited' services for Data. Vodafone are reported as providing 'limited' services for both Voice and Data. EE and Three does not report as providing any services.

Outdoor: EE, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data. Three are reported as providing 'limited' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys

There is a station in Ulverston on the Furness line which runs between Barrow in Furness and Lancaster. Lancaster station is on the main west coast line.



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral domestic appliances.

Schools

Primary

St Mary's Catholic Primary School, Sir John Barrow School and Croftlands Primary School, all in Ulverston
Coniston CoE Primary School
Windermere School (Independent)

Secondary

Victoria High School, Ulverston
John Ruskin School, Coniston
Windermere School (Independent)

Further Education

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

Directions

what3words Gasp.bandstand.towels

Use Sat Nav **LA12 8DE** with reference to the directions below:

From the south turn off the A590 at Greenodd and proceed north on the A5902 for approximately 2 miles fork right towards Lowick/Coniston on the A5084 until you reach a small cross roads at Lowick Bridge. Turn immediate right (The Red Lion Inn is visible on the left), then turn immediately left over the river and continue north for approximately 1 mile, turn left at the red post box in the wall, the road is signed as a Private Road. Nibthwaite Mills is located second on the right.

If approaching from Ambleside, drive south to Coniston and follow the A5084 to Lowick Bridge. At the cross roads turn left over the bridge and then follow the directions (as above).

Things to do

Places to visit

Whatever the weather the Lake District has a vast number of attractions to keep everyone entertained, locally these include the Ruskin Museum, Brantwood (a museum dedicated to John Ruskin, one of its final owners), Muncaster Castle, Gleaston Castle, Manjushri Kadampa Meditation Centre at Conishead Priory (a Buddhist Temple and historic mansion set in 70 acres of woodlands and garden), the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel), the Lakeland Motor Museum at Backbarrow, the Lakeside and Haverthwaite steam railway and Stott Park Bobbin Mill. National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck, Grizedale Forest - events, music and arts. Live theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal. Cinemas and live music at The Coro and The Roxy Cinema in Ulverston, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal. Classical and contemporary music concerts at Yewfield, Hawkshead Hill.

Places to eat

Informal dining, cafes and pubs

Manor House, Oxen Park
Bake House Born and Bread, Greenodd
White Hart, Bouth
The Eagle's Head, Satterthwaite
L'al Churrasco, The Mill, The Rose and Crown and The Farmers, all in Ulverston
The Swan Hotel, Newby Bridge
The Cavendish Arms, Cartmel

Great walks nearby

The Lake District is famed for its walking terrain. There are footpaths and quiet country lanes in any number of directions giving options for all ages and abilities and depending on the time you have available. If you relish a challenge then waiting to be conquered are the

Sport and recreation

Sailing and boating on Coniston (Coniston Sailing Club) and Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club).
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.
Ulverston Leisure Centre
Golf clubs at Ulverston, Barrow in Furness, Grange over Sands and Windermere.
The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston.
Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.

Special occasions

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

'Wainwrights', 214 English peaks described in Alfred Wainwright's seven-volume "Pictorial Guide to the Lakeland Fells". They all lie within the boundary of the Lake District and all but one (Castle Crag) are over 1,000 feet (304.8 m) in height.

Services

Mains water and electric. Economy 7 electric heating. Private drainage to a septic tank.

Wood burning stove in the garden/dining room. Multi fuel stove in the sitting room. For those so minded, the river presents the potential for a mini hydroelectric scheme.

Guide price £695,000

Tenure
Freehold

Local Authority charges

Westmorland and Furness Council - Council Tax band G

Please note

The private road outside is owned by Nibthwaite Mills with access rights for the lower properties. Upkeep is shared between users.

There is a transfer licence with the Environment Agency for water entering the mill stream.

The property is also a Scheduled Ancient Monument (Historic England ref 1225382).



FINE & COUNTRY

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.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

