



Lakeland Cottage  
Spark Bridge | The Lake District | LA12 8BS

# LAKELAND COTTAGE



## Welcome to Lakeland Cottage, Spark Bridge, Ulverston, LA12 8BS

Originally one of the oldest continuously operating industrial sites in the country, this historic 1852 Bobbin Mill has been thoughtfully and beautifully converted into a substantial family residence in 1992. Now known as Lakeland Cottage, the property seamlessly blends heritage character with modern living, offering a truly unique home of distinction.

Perfectly positioned in the picturesque village of Spark Bridge, Lakeland Cottage enjoys a peaceful rural setting while remaining within easy reach of the vibrant nearby villages and towns.

The property is blessed with stunning views across open countryside, the River Crake, and towards Colton Hill. Inside, the home is notably bright and airy, with generously proportioned accommodation arranged across six reception rooms and four bedrooms. The versatile layout offers exceptional flexibility, making it ideally suited to both family life and entertaining, with a wealth of space to adapt to a variety of lifestyles and needs.

Externally, Lakeland Cottage truly excels. The extensive grounds are a standout feature, thoughtfully landscaped and brimming with character. The gardens include a tranquil pond with a flowing stream from the River Crake, and a triple-glazed greenhouse, along with a charming bridge crossing the river leading to a delightful pavilion and seating area—perfect for relaxing or entertaining while taking in the natural surroundings. A designated riverside area with jetty also provides the opportunity for swimming and enjoying direct access to the water.

Further enhancing the outdoor space, the grounds include a mature orchard, a large area of land with a polytunnel (potential for use as a paddock), alongside established vegetable patches, a potting shed, and a wood store or stable. Practicality is well catered for with ample driveway parking, a substantial five-bay garage and workshop. A versatile two-story four-bay outbuilding, featuring a games room on the upper floor. In addition, there are four further separate buildings, all of which present excellent scope for storage, hobbies, or potential future development, subject to any necessary consents.

Lakeland Cottage represents a rare opportunity to acquire a historic and characterful home set within extensive grounds, offering exceptional space, and lifestyle potential in one of the Lake District's most desirable rural settings.





### Location

Spark Bridge is an unspoiled scattered hamlet set in the Lake District National Park. Off the beaten track this is a quiet corner of the Lake District which remains perfect if you want a quiet life but still enjoy dipping in and out of the hotspots. Hawkshead is 10 miles away, Conistown 9 miles distant and Bowness on Windermere 12.8 miles; whilst Ambleside, Grasmere and Keswick are 18.2, 22.7 and 35 miles respectively (all mileages are approximate). If you love exploring the great outdoors then all that Cumbria has to offer is at your fingertips; whether it's rambling or hiking, running, cycling, climbing, sailing or off-roading, you really couldn't find a better base.

In terms of general amenities Ulverston offers a great selection of independent retailers and supermarkets (Booths, M&S Food and Aldi) and from a cultural point of view hosts a full calendar of events throughout the year with festivals (music, Dickensian, Buddhist, walking, lantern, beer, scarecrow, printing and Finefest, the list goes on...) and many celebrations as well (the summer fair, Ulverston and North Lonsdale country show and the St George's Day Pageant to name but a few). Also, it's good to know that there is a doctor's surgery in nearby Haverthwaite (2.9 miles distant).

Rural yet far from isolated, it offers the perfect balance. Every journey becomes something to appreciate when you're surrounded by such beautiful countryside. And to top it off, you have the excellent Royal Oak pub right on your doorstep.



# STEP INSIDE

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This truly distinctive upside-down home offers both character and versatility, beginning with an impressive and welcoming entrance hall. Thoughtfully designed, this space features built-in cloaks cupboards, a useful wine rack, and beautiful solid oak flooring, immediately creating a sense of quality and style.

The ground floor living accommodation includes a generously proportioned, triple-aspect lounge, flooded with natural light throughout the day. A striking fireplace with a sandstone surround forms an attractive focal point, while patio doors open out onto a private seating area.

Moving back through the hallway, the family bathroom is both stylish and spacious, fitted with a four-piece white suite. This includes a luxurious Victoria & Albert bath, separate shower cubical, WC, and washbasin, complemented by two heated towel rails for added convenience.

This floor also provides access to four well-appointed bedrooms, each offering flexibility for family living, guests, or home working. Bedrooms three and four benefit from built in wardrobes, ensuring ample storage. The impressive principal bedroom is a standout feature, boasting a dedicated dressing room, additional fitted wardrobes, and delightful views towards the River Crake.

The second bedroom is equally appealing and thoughtfully arranged, featuring a concealed en-suite shower room, its own dressing area, inset cupboards, and a wonderful bright and airy sun lounge, an ideal space to unwind with a book or enjoy the outlook all year-round.

Completing this level is an additional, well-presented shower room with shower, WC, and washbasin, adding further practicality for busy households.

Ascending to the first floor via an elegant glass and hardwood balustrade, you are welcomed into an exceptional open-plan social space that truly forms the heart of the home. This impressive room boasts high vaulted ceilings, enhancing the sense of space and light, while a multi-fuel wood-burning stove with a sandstone surround creates a warm and inviting focal point. Oak flooring, characterful beams, and exposed sandstone walls combine beautifully to deliver a perfect balance of

contemporary living and traditional charm.

Flowing naturally from this space, you'll find a generously sized utility/breakfast room, thoughtfully fitted with a range of base units, an Astracast sink, integrated washing machine and tumble dryer, as well as freestanding American style fridge and freezer unit. There is ample space for informal dining, making this a highly practical and sociable area for everyday living.

Leading on, the orangery is a standout feature of the home, a wonderfully bright and airy space designed for relaxation and entertaining alike. With elegant porcelain flooring and exposed stone walls, this room enjoys direct access to a decked balcony seating area, offering the perfect spot to take in the surroundings and enjoy the outdoors.

Conveniently positioned between the utility room and orangery is a WC, along with internal access to the integral double garage below, adding to the home's practicality.

Returning to the main social space, a superb triple-aspect sitting/TV room provides a cosy yet light-filled retreat. Complete with inset display cabinets and a further multi-fuel log burner set within a sandstone surround, this room enjoys delightful views towards the River Crake and the surrounding countryside beyond.

A dedicated office offers an ideal work-from-home solution, fitted with built-in wall and base units and a bespoke desk, ensuring both functionality and comfort.

The kitchen is beautifully appointed, featuring a range of wall and base units topped with granite work surfaces. Integrated appliances include a NEFF dishwasher, NEFF double oven and microwave, and a Bosch ceramic hob with extractor over, alongside an integrated fridge and freezer. A handy inset cooling rack adds a further touch of practicality.

From the kitchen, the layout flows seamlessly into the dining/garden room, creating a wonderfully sociable environment for hosting family and friends. This space also provides direct access to a further seated balcony area, where you can relax and enjoy far-reaching views towards Colton Hill and the River Crake.



















# STEP OUTSIDE

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Externally, Lakeland Cottage truly comes into its own, with the extensive grounds forming an exceptional and highly versatile outdoor setting. Beautifully landscaped and rich in natural charm, the gardens have been carefully designed to complement the surrounding environment while offering a series of inviting and peaceful spaces to enjoy throughout the seasons.

A particular highlight is the tranquil pond, enhanced by a gently flowing stream originating from the River Crake, creating a calming and picturesque focal point within the grounds. Adding further appeal is a triple-glazed greenhouse, ideal for year-round cultivation, alongside a charming pedestrian bridge that crosses the river. This leads to a delightful riverside pavilion and seating area, an idyllic spot for unwinding while immersed in the surrounding landscape.

For those who enjoy outdoor living and recreation, a dedicated riverside area with jetty provides direct access to the water, offering the opportunity for swimming or simply enjoying the river at close quarters.

The grounds continue to impress and may lend themselves to a range of uses, including horticulture or, subject to requirements, potential conversion to paddock space. There are also well-established vegetable plots, a practical potting shed, and a dedicated wood store, all supporting a lifestyle centered around self-sufficiency and outdoor pursuits.

Practical considerations have been well addressed, with ample driveway parking leading to a substantial five-bay garage. In addition, a versatile two-story, four-bay outbuilding offers excellent flexibility, with the upper level currently arranged as a games room. This space, along with the additional outbuildings, presents exciting opportunities for adaptation to suit a wide range of needs, whether as a dedicated work from home office, creative studio, gym, or consulting space, allowing for a clear separation between home and professional life.

Plus a further double garage with internal access to the main home.

Completing the outdoor accommodation are three further separate buildings, providing abundant storage options and significant scope for alternative uses. Subject to any necessary consents, these could be reimagined as guest accommodation, holiday lets, or lifestyle focused enterprises such as a small cattery or kennels. Equally, they could serve as workshops, hobby rooms, or wellness spaces such as a yoga or treatment studio, making the most of the peaceful surroundings.

Overall, the grounds present a rare combination of beauty, functionality, and potential, making them a truly integral and impressive part of the property.







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Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU  
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**Lakeland Cottage, Spark Bridge, LA12 8BS**

Approximate Gross Internal Area  
 Main House 6631 sq ft - 616 sq m  
 Garages 6824 sq ft - 634 sq m  
 Outbuildings 743 sq ft - 69 sq m  
 Total 14198 sq ft - 1319 sq m



**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) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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*

Pennybridge & Greenodd	1.5 miles
Ulverston	5.6 miles
Barrow	15.2 miles
Oxenholme Station	20.8 miles
M6 J36	20.9 miles
Kendal	21.2 miles
Manchester	85.9 miles
Manchester airport	95.5 miles
Liverpool airport	100.5 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.

## *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.

## *Local Authority charges*

Westmorland and Furness Council  
Council Tax band F.  
Tenure Freehold

## *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 branch line station at Windermere providing connections to Oxenholme station.



## *Services*

Mains water and electricity. Oil fired central heating from a combination boiler and two additional boilers located in the integral double garage and to the rear of the property.

## *Directions*

what3words: ///zapped.sliding.remarking  
Download the what3words App or go online for directions straight to the property.

## *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, some curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Washing machine x2, tumble dryer, dishwasher, American style fridge freezer.

*Guide price* £2,100,000

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## *Places to Eat*

### **Informal dining, cafes and pubs**

The Royal Oak Inn, Spark Bridge  
White Hart, Bouth

Manor House, Oxen Park

The Eagle's Head, Satterthwaite

Harrys Café Bar at Yew Tree Barn, High Newton

Bake House Born and Bread, Greenodd

The Mill, The Farmers, The Rose and Crown, Gillam's  
Tearoom and The Bay Horse Hotel, all in Ulverston

Boardwalk and Baha in Bowness on Windermere

Café Italia, San Pietro and Homeground in Windermere

The Cavendish Arms, Cartmel

Heft, High Newton

### **Special occasion dining**

Heft, High Newton

Gilpin Hotel and Lake House, Linthwaite House and  
The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

## *Things to do in the Area*

Stott Park Bobbin Mill

JSCF Hay Bridge Natural History Study Centre, Bouth  
Lakeland Motor Museum

Steam railways at Ravenglass & Eskdale and  
Haverthwaite & Lakeside

The Lakes Aquarium, Lakeside

Ulverston - leisure centre, The Coro (an arts, culture  
and entertainment venue),

the Art Deco Roxy Cinema, the Laurel and Hardy  
Museum and the Manjushri Kadampa Meditation  
Centre

Bowness on Windermere - The Royalty cinema and The  
Old Laundry theatre

Muncaster Castle

Safari Zoo Cumbria, Lindal in Furness

Sailing and boating on Coniston and Lake Windermere

Golf clubs at Ulverston, Barrow-in-Furness, Grange-  
over-Sands and Windermere

## *Schools*

### **Primary**

Pennybridge CoE Primary Academy

Leven Valley CoE Primary School, Haverthwaite

St Mary's Catholic Primary School, Sir John Barrow  
School and Croftlands Primary School, all in Ulverston

Windermere School - Independent day and boarding  
school, Windermere

### **Secondary**

Victoria High School, Ulverston

John Ruskin School, Coniston

Windermere School - Independent day and boarding  
school, Windermere

### **Further Education**

Barrow College

Kendal College

University of Cumbria (campuses at Ambleside,  
Barrow in Furness, Carlisle and Lancaster)

Lancaster University

## *Great Walks Nearby*

Roudsea Wood & Mosses Nature Reserve

Bouth Woods through to Oxen Park

Grizedale Forest

Further afield, this is premium walking country and  
there are 214 Wainwrights fells to explore and enjoy.



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

