



Lakes End, Newby Bridge
£850,000



Lakes End

Newby Bridge, Ulverston

Presenting Lakes End, a beautifully upgraded five/six-bedroom residence offering exceptional family living and an enviable Lake District lifestyle. Perfectly positioned in an elevated setting set back from the A590 at Newby Bridge, Lakes End offers a rare combination of tranquil countryside living, immediate access to the southern tip of Windermere, the ability to venture into the whole of the Lake District National Park, and excellent access to the M6.

Inside, the home has been thoughtfully modernised throughout. The heart of the home is a light-filled, newly fitted dining kitchen featuring a traditional log burner and direct access to the garden. The main living room has been beautifully transformed into a luxurious, cosy retreat—complete with bespoke backlit cabinetry, a log-burner hearth, and a bright bay window overlooking the grounds. Alongside a second generous reception room, the property also features a flexible basement suite ideal for a luxury home gym, media room, or private guest area.

You are welcomed into the property by an impressive, character-filled entrance. Configured to adapt effortlessly to modern working and family life, the home offers five or six double bedrooms, each accompanied by its own en-suite bathroom. For those balancing remote work with lifestyle, one exceptionally spacious ground-floor suite serves as an enviable, light-filled executive home office—complete with garden-facing sash windows that flood the room with natural light. Future-proofed for complete peace of mind, the property boasts a state-of-the-art Air Source Heat Pump system, a brand-new private package treatment plant, upgraded heritage-style double glazing, and complete high-end interior redecoration throughout.

Outside, the private south-facing grounds offer a sun-drenched sanctuary bordered by mature trees and character stone rockeries. Expansive lawns and a paved dining terrace create a seamless indoor-outdoor flow for summer hosting,

Outside, the private south-facing grounds offer a sun-drenched sanctuary bordered by mature trees and character stone rockeries. Expansive lawns and a paved dining terrace create a seamless indoor-outdoor flow for summer hosting, complemented by a summerhouse, dedicated children's play area, single garage, and a generous driveway with parking for multiple vehicles. Lakes End presents a rare, turn-key opportunity to enjoy a luxurious combination of beautifully restored interiors, outstanding south-facing gardens, and state-of-the-art, future-proofed infrastructure—all in one of the National Park's most desirable locations.

- A stunning semi-detached property
- Located in a perfect area for exploring the Lake District
- Two well lit reception rooms
- A beautiful kitchen diner with a log burner and access to the garden
- Versatile basement which could be a games room or gym with an en-suite bathroom
- Five/Six double bedrooms accommodate the property with en-suite bathrooms.
- Beautiful gardens with a children's play area
- Garage and ample driveway parking
- Mains water and electricity. Newly installed water treatment plant & air sourced heat pump.
- Property must be used as a permanent or principle residence only.





GROUND FLOOR

ENTRANCE HALL

17' 9" x 6' 3" (5.40m x 1.90m)

SITTING ROOM

17' 2" x 12' 6" (5.24m x 3.82m)

KITCHEN

21' 2" x 13' 2" (6.45m x 4.02m)

DINING ROOM

11' 2" x 8' 8" (3.40m x 2.63m)

HALLWAY

8' 4" x 6' 1" (2.55m x 1.86m)

W.C.

4' 6" x 2' 9" (1.37m x 0.85m)

LIVING ROOM

16' 9" x 12' 9" (5.10m x 3.89m)

BEDROOM

14' 4" x 9' 3" (4.36m x 2.83m)

EN-SUITE

7' 10" x 3' 10" (2.39m x 1.16m)

BASEMENT

GAMES ROOM/GYM

12' 1" x 10' 9" (3.69m x 3.28m)

EN-SUITE

11' 11" x 4' 9" (3.64m x 1.45m)

FIRST FLOOR

LANDING

21' 10" x 2' 11" (6.66m x 0.90m)

BEDROOM

20' 0" x 15' 1" (6.09m x 4.61m)

EN-SUITE

7' 1" x 5' 7" (2.16m x 1.69m)



BEDROOM

14' 4" x 9' 5" (4.38m x 2.86m)

EN-SUITE

7' 9" x 3' 9" (2.36m x 1.15m)

BEDROOM

11' 7" x 9' 1" (3.53m x 2.78m)

EN-SUITE

6' 8" x 3' 10" (2.02m x 1.16m)

BEDROOM

13' 4" x 11' 7" (4.06m x 3.54m)

EN-SUITE

5' 9" x 5' 7" (1.76m x 1.70m)

BEDROOM

9' 7" x 7' 9" (2.92m x 2.36m)

EN-SUITE

6' 8" x 3' 10" (2.03m x 1.18m)

SERVICES

Mains water and electricity. Newly installed Air sourced heat pump & water treatment plant.

EPC RATING E

COUNCIL TAX BAND: Currently B

TENURE:FREEHOLD

IDENTIFICATION CHECKS

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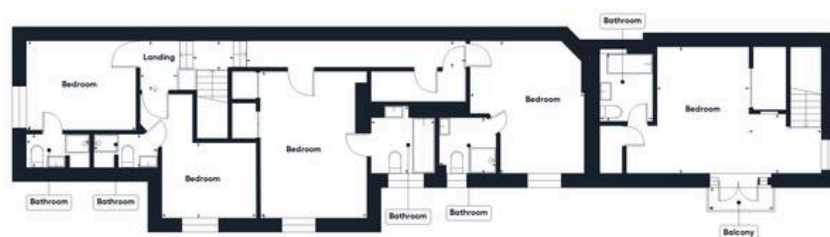




Floor -1



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2398 ft²

222.7 m²

Balconies and terraces

19 ft²

1.8 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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