



Tarn House & The Heights, Bigland Hall Estate, Backbarrow



Bigland Hall Estate & Tarn



Tarn House - Kitchen



Tarn House - Dining Room

Backbarrow

£725,000

Tarn House & The Heights

Bigland Hall Estate

Backbarrow

Nr Ulverston

Cumbria

LA12 8PB

Tarn House and The Heights were once part of the beautiful, Grade II listed Bigland Hall now having been thoughtfully restored and renovated into superior, enviable homes. Tarn House offers a spacious and interior with delightful views, while The Heights serves as a separate Annexe—ideal for guests or a dependent relative.

Both properties are tastefully decorated in neutral tones and Tarn House enjoys magnificent views, particularly at the front, overlooking open countryside and Bigland Tarn. They perfectly balance modern luxury with the charm of historic features such as fabulous window shutters and exposed beams. The pretty, sunny gardens take full advantage of the scenery and situation - all complemented by ample parking.

For those seeking a spacious, beautifully presented home in a tranquil and picturesque setting—with the added benefit of a separate Annexe this could be the perfect opportunity for you!

## TARN HOUSE

The rear door opens into the spacious Porch with door to The Heights and internal door to Tarn House. The Kitchen is spacious and well equipped with a top quality range of Oak wall and base cabinets with black granite work-surface and inset 1½ bowl sink unit and matching free-standing central island with breakfast bar. Cream Rangemaster oven with canopy cooker hood over, integrated dishwasher and American style fridge freezer. Recessed ceiling spot lights, tiled floor and corniced ceiling. An open archway leads to the formal Dining Room with 'Oak' effect flooring and is generous enough to host a good sized dinner party or family Christmas. The Inner Hall has stairs up to the First Floor and down to the Lower Ground Floor where there are 2 Cellar Rooms. The Cloak Room with WC and wash hand basin leads through in to the Boiler Room with Premier hot water cylinder and 2 electric heating boilers. Plumbing for washing machine. The Lounge is a most impressive room with exceptional dimensions. Feature Limestone fireplace housing the wood burning stove and exposed beams, delightful views, through the Sun Room to Bigland Tarn and countryside. The Sun Room is wonderful enjoying beautiful country views and a space to relax and soak up your surroundings whatever the weather. Access to Garden.



Tarn House - Kitchen



Tarn House - Dining Room



Tarn House - Lounge



Tarn House - Conservatory



Tarn House - Bedroom 1



Tarn House - Lounge

From the Inner Hall the return staircase leads to the First Floor where there are 2 sizeable Double Bedrooms both with charming fireplaces and their own tiled, modern En-suite Shower Rooms. Bedroom 1 enjoys breathtaking, panoramic views of the open countryside and tarn. Bedroom 2 has a pleasant rear aspect. Bedroom 3 is a cosy double room with deep set window with side aspect. Bedroom 4 is currently utilised as an Office with attractive fitted furniture. The main Family Bathroom is tiled and has a modern white suite comprising WC, wash hand basin, bath with

shower over and chrome ladder style radiator.

Externally, direct access from the Sun Room leads to a paved Terrace - perfect for outdoor entertaining. Across the narrow gravelled pathway lies the delightful garden, mainly laid to lawn and surrounded by nature, providing stunning views and plenty of space for children to play.



Tarn House - Conservatory



Bedroom 1 En-Suite Shower Room



Tarn House - Bedroom 2

### THE HEIGHTS

The door opens into the Hallway with stairs leading to the First Floor and doors left and right. The left leads to the very spacious Bathroom which is tiled and comprises WC, wash hand basin, corner bath and walk in shower (wet room style). Boiler cupboard with Premier hot water cylinder and electric heating boiler. The Double Bedroom is dual aspect and is very well proportioned. From the Hallway the stairs lead up to the wonderful Open Plan Living/Dining/Kitchen which is flooded with natural light through the magnificent

floor to ceiling multi-pane window which also provides a peaceful, leafy rear view. The Kitchen is furnished with a quality range of cream, gloss wall and base cabinet with black granite worksurface and built in 1½ bowl sink. Induction hob, electric oven, integrated washing machine, dishwasher and fridge freezer. The Living Area has a very attractive open fire with polished pewter grate and stone surround. There is also a loft hatch with pull down ladder leading to a quirky and flexible extra 'room' with power and light.

To the rear, there is a paved Patio and a long "Kitchen Garden" with vegetable beds. There are also tranquil communal grounds, Outside Stores ideal for bikes, garden equipment etc and ample parking and visitor parking which complete this idyllic setting



Tarn House - Bedroom 1



Tarn House - Bedroom 3



Tarn House - Bedroom4/Study

**Location** At the Northern end of the Cartmel Peninsula and in the delightful Lake District National Park, Bigland has an elevated position above the valley of the River Leven which crashes its way over waterfalls, rocks and weir, from the foot of Windermere at Newby Bridge. There are lovely views from the grounds over the estuary, the surrounding woodlands, fields and over the peaceful Bigland Tarn. The local network of Public Footpaths takes you alongside the tarn and over the wider district, into the National Park and its many amenities. The local market town of Ulverston is only about 10 minutes drive. The popular historic village of Cartmel with its steeplechase meetings and the highly prized L'Enclume restaurant is also 10 minutes away. The A590 offers speedy, convenient access to the M6 Motorway at junction 36 and there are good rail connections at Ulverston, Grange-over-Sands and Windermere, which all offer a wide variety of local shopping and amenities.

What3words: edgy.wnaywhere.passports

Accommodation (with approximate measurements)

TARN HOUSE

Porch

Kitchen 15' 8" x 13' 9" (4.80m x 4.20m)

Dining Room 15' 8" x 12' 1" (4.8m x 3.70m)

Inner Hall

Cloakroom

Boiler / Utility Room

Lounge 20' 8" x 18' 4" (6.30m x 5.60m)

Sun Room / Conservatory 20' 11" x 9' 2" (6.40m x 2.80m)

Lower Ground Floor

Cellar Room 1 11' 1" x 9' 10" (3.40m x 3.00m)

Cellar Room 2 15' 8" x 5' 10" (4.80m x 1.80m)

First Floor

Bedroom 1 18' 8" x 15' 8" (5.70m x 4.80m)

Bedroom 2 15' 8" x 12' 1" (4.80m x 3.70m)

Walk-in Wardrobe 7' 7" x 5' 3" (2.33m x 1.62m)

En-suite Shower Room

En-suite Shower Room

Bedroom 3 9' 6" x 8' 6" (2.90m x 2.60m)

Bedroom 4/Office 8' 3" x 6' 10" (2.54m x 2.10m)

Outhouse

THE HEIGHTS

Hall

Bathroom

Bedroom 13' 9" x 11' 5" (4.20m x 3.50m)

First Floor

Open Plan Lounge/Dining/Kitchen 26' 10" x 12' 9" (8.20m x 3.90m)

Loft/Storage Room

Outhouse



Bigland Hall Estate



Entrance Porch



The Heights - Bathroom



The Heights - Kitchen/Dining/Living



The Heights - Living/Dining/Kitchen



The Heights - Bedroom

**Services:** Mains electricity.

Water and Drainage. The private water supply for the development is from a borehole within the grounds, treated and filtered in the plant room managed by the Owners' Management Company. Drainage is to a communal septic tank.

Central heating by traditional radiators with space saving electric boiler by Heatrae Sadia. The water is heated by immersion heaters within the hot water cylinders. Smoke alarms, TV and phone points are

installed with communal TV aerial and "Sky Plus HD" satellite provision.

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

**Council Tax:** Tarn House - Band G - Westmorland and Furness Council.  
The Heights - Band D - Westmorland and Furness Council.

**Management Notes:** The Management Company was formed of all the owners and is responsible for maintenance of the drives, pathways, visitor parking spaces, common areas, the maintenance of the private water supply and drainage systems and the communal TV and satellite installation. The Service Charge is £500 for 2025-2026 per property.

Whilst owners may use their properties as private holiday homes, commercial holiday lettings will NOT be permitted.



The Heights

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** Tarn House – Band F – The Heights – Band G.

The full Energy Performance Certificates are available on our website and also at any of our offices.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (incl. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the



The Heights - Living/Dining/Kitchen



Tarn House Store

property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl.

**Viewing Notes:**



Bigland Hall Estate



Tarn House Garden



Bigland Hall Estate

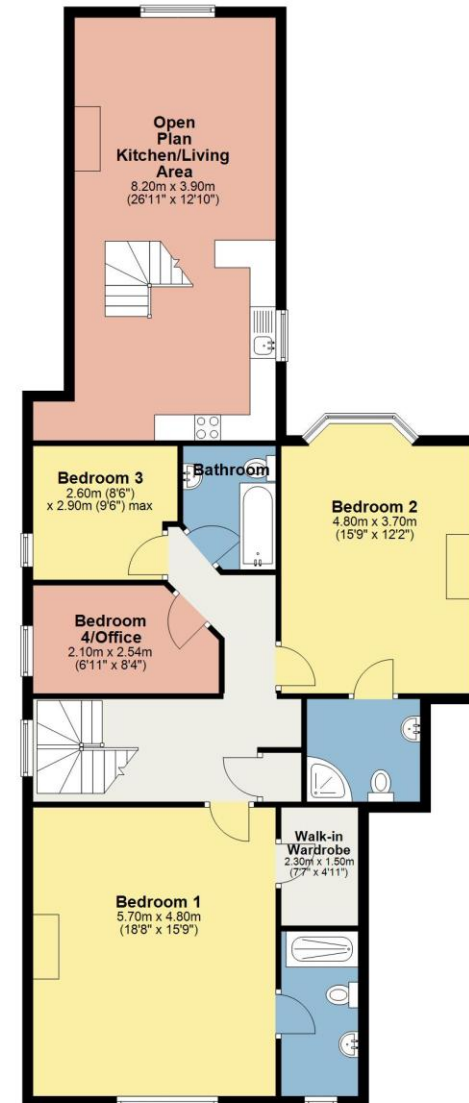
### Ground Floor

Approx. 144.1 sq. metres (1550.7 sq. feet)



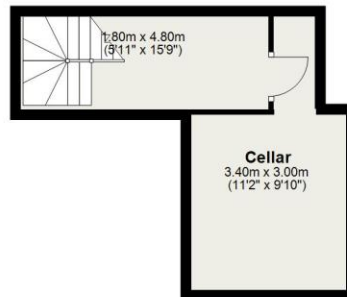
### First Floor

Approx. 127.3 sq. metres (1369.9 sq. feet)



### Basement

Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 292.0 sq. metres (3143.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:

Plan produced using PlanUp.

Tarn House And The Heights, Backbarrow



#### Directions:

To find the Bigland Hall Estate for the first time if travelling from the M6, take the A590 westwards. After the Newby Bridge roundabout, go past the turning for The Lakeland Motor Museum on your right and take the next left through Brow Edge and continue passing through Low Brow Edge and High Brow Edge. At the T-junction, with the entrance to Bigland Stables and Courtyard Cottages straight in front of you, take a left and at the top of the hill, with the sign for Otter Tarn, take a right onto the private road for Bigland Hall. Go through the main gate and follow the lane to the parking at the end, Tarn House & The Heights are on the left.

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