



Butts Wood
Broughton-in-Furness | Cumbria | LA20 6BS

FINE & COUNTRY

BUTTS WOOD



Welcome to Butts Wood, Broughton-in-Furness, Cumbria, LA20 6BS

Supremely secluded, Butts Wood enjoys an exceptionally private and elevated setting that's level with the upper branches of surrounding trees in a peaceful woodland haven. This highly individual home is set within well stocked and tended grounds amounting to approximately c.2.11 acres on the South Westerly edge of the Lake District.

This detached single storey residence was built in 1964, extended many years ago and now has two valid planning permissions to remodel and extend giving new owners a choice of future development options if desired.

The present accommodation has a central hallway leading to an impressive sitting/dining room which extends into a kitchen and opens to an absolutely delightful garden room. Backing up the kitchen is a utility room. There are three double bedrooms, a bathroom and shower room.

A series of terraces surround Butts Wood enabling you to sit and enjoy day long sunshine, the gardens are testament to careful tending over the years comprising vibrant and healthy shrubberies. Beyond this, the gardens naturally extend into the surrounding woodland that is stocked with a wide variety of native species and offers a stunning backdrop that can be enjoyed throughout the property. Butts Wood also provides an array of outbuildings including two detached garages, ample parking and plentiful storage space.

This is a unique country home set in enchanting gardens in an accessible location of the edge of the Lake District. In the words of the owners, *"We'll miss the garden, the views and local dog walking"*, we can certainly see why. *"The bird watching is wonderful here, sitting in the garden room is a bit like being in our own personal hide."*









Location

Your day to day needs are well catered for here. Butts Wood sits just outside the Lake District National Park, whereas the nearest town, Broughton-in-Furness, at just over a mile away, lies within the park's boundary. Many local events centre on this charming historic town with its Georgian cobbled market square and the impressive central obelisk, erected in 1810 to mark the jubilee of King George III. In Elizabethan times a charter was granted to hold fairs, and it is in the town's square that the annual charter reading and associated celebrations take place. Broughton has a range of shops, including a fabulous butcher's shop, traditional bakery and Post Office as well as cafes and pubs. The firework displays on both Bonfire Night and New Year's Eve are both big events in the local calendar and the Victory Hall is home to a wide variety of community groups and events including the Library Hub.

Slightly further afield, there's a good range of shops and amenities in the delightful Cumbrian market town of Ulverston with Booths, M&S Food and Aldi supermarkets all present.

For fans of outdoor living, Butts Wood is well placed for all that the highly scenic National Park has on offer, just without the crowds and traffic associated with the honey pot resorts of the central Lake District. From here you can explore all the fells and valleys, the footpaths and bridleways but then have the joy of returning home to your own quiet and peaceful haven.

And yet despite these enviable rural surroundings, Butts Wood is surprisingly accessible for those looking to commute to Ulverston, Barrow and the central Lake District.

We appreciate the fact that we are off the beaten track, it's a bit of a hidden gem. Broughton is a lovely and we're close to Ulverston for the shops.



Step inside

The aspects of the garden, woodlands and neighbouring fields profoundly affect the interior of this country home. Elevated and surrounded by garden and trees, there are lovely views from all the rooms and no part of the property is overlooked; it's wonderfully private.

The porch leads into a central hallway at the end of which glazed doors grandly open to the main living spaces. Along the hall are three double bedrooms as well as a bathroom and shower room. The bathroom has a traditional feel, the shower room fitted in a more contemporary style.

The hub of life here at Butts Wood centres on the wonderful open plan living area – an interesting and versatile series of connected and convivial spaces ideal for families and entertaining alike. Cook, eat, relax.... repeat.

The main area is currently arranged for sitting and dining with a multifuel stove set at the far end, perfect for creating a cosy atmosphere in an otherwise bright and airy room. Italian tiles have been used in the surround and echoed in the kitchen. The colour palette employed throughout is one that reflects the hues of surrounding nature – greens, blues, copper with accents of black for a touch of modernity. Contemporary ceramic floor tiles (a mighty one-meter square in dimensions) start at the front door and flow through into the sitting, dining and kitchen areas.

The main living area opens to an utterly delightful garden room, the triple aspect views gently draw you forwards. This is a calm and inviting area that really capitilises on the ethereal surroundings and is sure to be a firm favourite with everyone. It's a bright and airy reception space that enjoys high ceilings with an exposed truss, tying the character of the property together. The perfect space for morning coffee, relaxing with the weekend papers or a good book, catching up on your emails or spotting the visiting birds in the garden, it's a lovely room with a door to the garden terracing so you can spill out in the warmer months.

A blend of tradition and modernity, the kitchen has plenty of fitted cabinets with solid wooden worktops and includes a dresser style arrangement with glazed cabinets and central open shelving. A pine stable door opens to the utility room which offers more useful storage.

Future development options

When the current owners bought Butts Wood their children were at home and extra space was needed so they obtained planning permission to remodel and extend. Life inevitably happened and the children flew the nest before work started meaning there was no need for further rooms. The two consents still stand giving new owners a couple of options.

Full details, elevation designs and approved floor plans may be viewed online at www.southlakeland.gov.uk

Reference SL/2022/1000 "Extension to create new double garage, 1st floor extension to create first floor bedrooms and glazed terrace area" dated 3 January 2023.

Reference SL/2023/0502 "Front extension to provide garage at ground floor with first floor dormer extension and glazed terrace over, alterations to existing windows in various locations", dated 18 August 2023.

The main living rooms are almost due south so we enjoy sun throughout the day and some wonderful sunsets too.

The open plan layout has really worked for us; we're keen cooks and love to entertain so it's great for having friends over and at Christmas or on special occasions when the children come home and we've a full house, we can all be together in different parts of the same space.

Everywhere you look, it's green, we're elevated so it's a bit like living amongst the treetops. On a sunny winter's day we also can see the distant sea glistening through the branches of the trees.















Step outside

If, for you, there is an inextricable link between gardening and happiness then Butts Wood is for you.

Approach along a private lane that branches off and leads up to the gated drive of Butts Wood, it opens out to a large parking area at the front of the property. The comprehensively planted and well-tended grounds are encompassed by the private woodlands, creating a sense of peace and remoteness. In total there's around 2.11 acres.

The gardens immediately surrounding the property feature a selection of mature flowering shrubs (including camellias, lilacs, magnolias and acers) with some specimen varieties in amongst the traditional classics of rhododendrons and azaleas, through this run meandering paths. Each season brings new points of interest enabling them to be enjoyed throughout the year from both inside and outside on the numerous seating terraces – the east facing terrace is perfect for breakfast or a weekend brunch (from here there's a view of the summit of Blawith Fell over the trees tops), the west facing terrace is best for enjoying an evening barbecue or a chilled sundowner as you watch the setting sun over the field with Black Combe in the distance. The south facing slated terrace immediately in front of the garden room has a water feature and glass balustrade railing to ensure that the views from inside are not interrupted.

Beyond the immediately tended garden areas, the enveloping woodland has been left to nature and becomes awash with daffodils and bluebells in spring. It offers discerning purchasers that much valued additional privacy that comes with owning land, without the hassle of upkeep.

There's outside lighting, power points and cold water tap. The area immediately surrounding the first section of garden is fenced to ensure safety for dogs or small children as the woodland then extends down to the road.

There's ample parking, two single detached garages as well as sheds for potting, kindling and bikes.

April and May are lovely months here, with an array of colour from the azaleas and rhododendrons. In the warmer months we tend to eat outside. The sun tracks around the house during the day so we can choose our spot depending on whether its breakfast, lunch or dinner. We have lots of visiting birds in the garden including woodpeckers and we can also hear the deer barking.







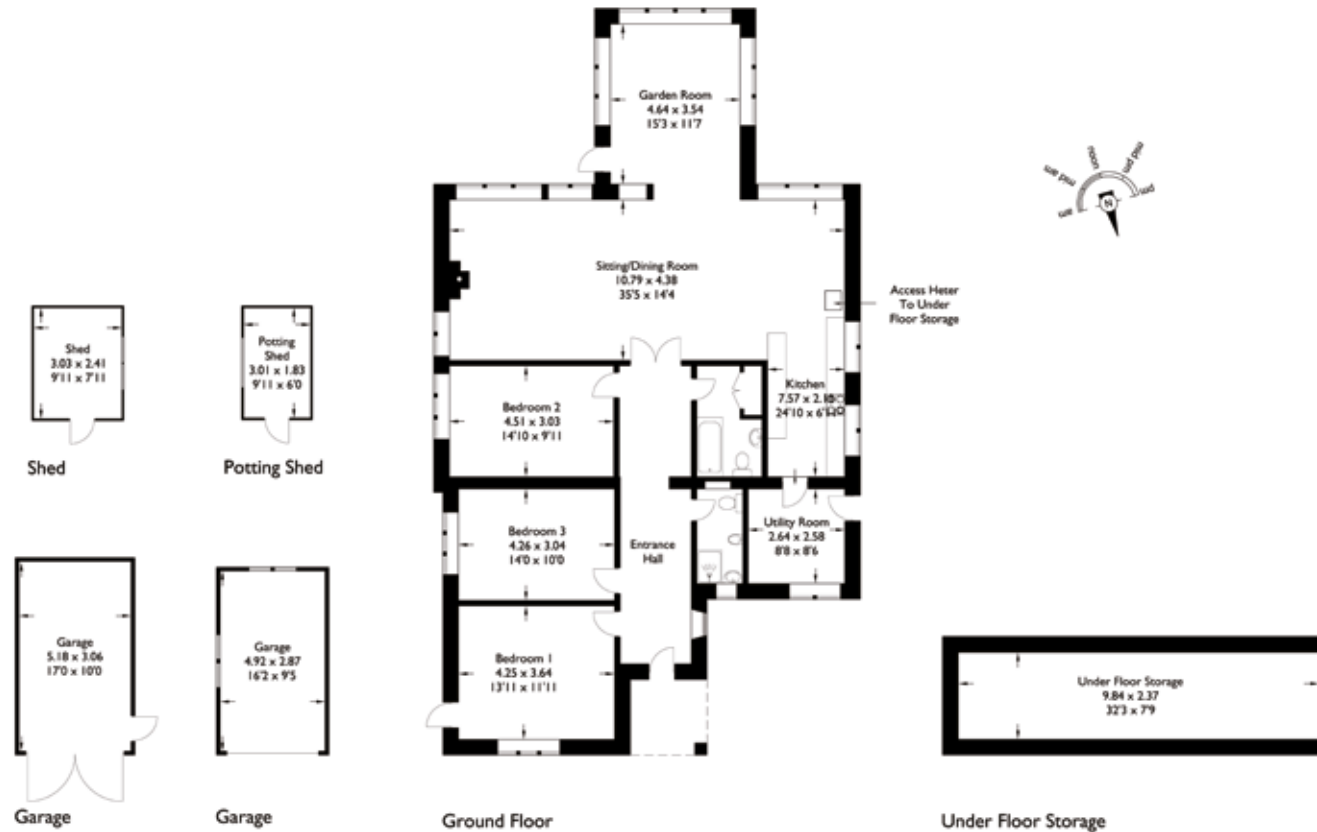
Butts Wood

Approximate Gross Internal Area : 151.88 sq m / 1634.82 sq ft

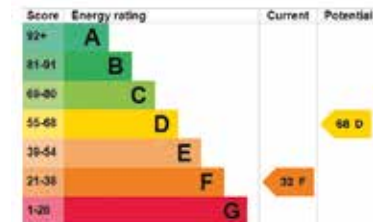
Storage/Sheds : 36.12 sq m / 388.79 sq ft

Garage : 29.97 sq m / 322.59 sq ft

Total : 217.97 sq m / 2346.21 sq ft



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.



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

On the road

Broughton-in-Furness	1.1 miles
Foxfield (railway station)	1.3 miles
Greenodd	8.2 miles
Ulverston	8.7 miles
Coniston	9.4 miles
Barrow-in-Furness	14.6 miles
Bowness on Windermere	20.4 miles
M6 J36	28 miles
Manchester airport	103 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.

Rail Journeys

There are stations at Foxfield (on the Cumbrian Coast line which runs between Carlisle and Barrow-in-Furness) and Ulverston (on the Furness line running between Barrow and Lancaster). Both Carlisle and Lancaster stations are on the main West Coast line with direct services to Manchester, Manchester Airport, London Euston and Edinburgh.

Please note

Butts Wood has a right of way over the first section of drive subject to a share of the upkeep costs on an as and when basis.

Restrictions

A clause within the deeds prohibits business use.

Local Authority

Westmorland and Furness Council

Services

Mains electricity and water. Private drainage to a septic tank located within the garden.
Electric central heating from a Fischer boiler in the utility room. There are 17 solar panels with two storage batteries, also in the utility room.

Directions

what3words: ticket.query.access

Please note, SatNav will not take you to the correct location.

On the A590 from Newby Bridge towards Ulverston, take the A5092 at the roundabout at Greenodd. You'll then embark on a wonderfully scenic journey through the villages of Spark Bridge, Lowick Green, Gawthwaite and Beanthwaite. At Grizebeck the A5092 becomes the A595 crossing the Duddon Mosses National Nature Reserve (known as Wreaks Causeway), just after the left hand bend (there's a big layby on the right where a refreshments van is often parked), turn right following the sign for local traffic leading to Broughton-in-Furness. Continue up the hill and follow the road round the bend, taking the first left onto a private drive signposted to Butts Wood. Continue up the private lane and as you approach the farm building in front of you, take the small lane to the left.

Internet Speed

Broadband

Superfast speed available from Openreach of 55 Mbps download and for uploading 12 Mbps.

Mobile

Indoor: Three, O2 and Vodafone for both Voice and Data. EE provide a Voice only service.

Outdoor: EE, Three, O2 and Vodafone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Things to do in the area

Local leisure activities

Close at hand is Eccle Riggs, a members' leisure club for local residents. Here you'll be able to use the swimming pool, sauna, gym, café, children's play area and a 9 hole golf course.

At Ulverston you'll find a leisure centre, The Coro (an arts, culture and entertainment venue), the Art Deco Roxy Cinema and the Laurel and Hardy Museum (Ulverston is the birthplace of Stan Laurel)

Places to visit - Holker Hall, Muncaster Castle, Gleaston Castle, Safari Zoo Cumbria, the Lakes Aquarium, the Manjushri Kadampa Meditation Centre at Conishead Priory and The Lakeland Motor Museum

Sailing and boating on Coniston and Lake Windermere

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

Cycling - The Cumbrian Cycle Way and Coast to Coast cycle routes pass through Ulverston

Steam railways at Ravenglass & Eskdale and Haverthwaite & Lakeside

Places to eat

There's everything from good pubs to fine dining available locally -

Informal dining, cafes and pubs

The Old Kings Head and Manor Arms Hotel, both in Broughton-in-Furness

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

The Ship Inn, Bardsea

The Cavendish Arms, Cartmel

Heft, High Newton

Fine dining restaurants

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

L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Roanhead, Millom and Haverigg beaches, the Ulpha Valley and the nature reserve at RSPB Hodbarrow. Being on the edge of the Lake District there are endless fabulous walks for every age and ability. Ulverston is also the start of The Cumbrian Way, the long-distance route to Carlisle.

Schools

Primary

Broughton-in-Furness CoE Primary School

Windermere School - Independent day and boarding school, Windermere

Secondary

Ulverston Victoria High School

Millom School

John Ruskin School, Coniston

Windermere School and St Bees School, both independent day and boarding schools

Further Education

Barrow College

Kendal College

Lancaster University

University of Cumbria (Lancaster campus)

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances (electric oven, extractor fan and dishwasher), the large wardrobes from bedroom one and three are all included in the sale. The Fridgemaster fridge freezer, washing machine and tumble drier are available by further negotiation.

Guide price £750,000

Council Tax band D

Tenure
Freehold



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.

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.

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