



Millerdale  
Newby Bridge | The Lake District | LA12 8ND

FINE & COUNTRY

MILLERDALE

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MILLERDALE

POST



# KEY FEATURES

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Exceptionally well presented, recently extended, newly upgraded and ready for immediate occupation – Millerdale and The Lodge offer an enviable and flexible combination of a four bedroom house and a one bedroom detached ancillary annexe – together they are eminently suitable for extended family living, a self-contained suite for guests or for commercial letting. Situated a respectful distance apart they enjoy independence and privacy in established, mature gardens and grounds of c.0.73 acre in the most accessible of locations.

Built in 1925, Millerdale has been extended over the years and again by the current owners, who, upon purchase in 2021 saw an opportunity to enhance the accommodation with the addition of a fourth bedroom, an ensuite to the rear of the house with its own private balcony. To complement this, the house was brought smartly up to date with contemporary fixtures and fittings and a thorough refurbishment. Following on, the previously unattractive flat roof garage was then completely transformed with a pitched roof two storey extension including a large rear balcony. Both properties have had air source heating installed as well as other sources of renewable energy – solar panels and an EV charging point.

The main house offers side and rear porches, a large L shaped living kitchen, shower room and staircase hall. Off the first-floor landing, the principal bedroom has a private balcony and an ensuite shower room. There are two further double bedrooms, a fourth single bedroom and a house bathroom.

The garage has space for two cars and a cloakroom. Separate access to a laundry room and second cloakroom. External oak steps rise to a large rear balcony (under which is a super sheltered seating area) leading into an open plan living kitchen. The second floor provides a double bedroom with ensuite bathroom.

There is excellent parking provision and both properties have private seating areas, being connected with lawns. There are good 360 degree views, those from the back of both properties are particularly special as they are towards Cartmel Fell, over first the garden and then surrounding fields – lovely, leafy, green and unspoiled.

Together Millerdale and The Lodge offer extensive, well-proportioned and light accommodation with an adaptable layout that offers great flexibility capable of suiting a range of buyers.









# LOCATION

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## Location

If you want to be centrally placed within the Lake District so as to have maximum convenience for the comings and goings of daily life but also ready access to the innumerable attractions of the surrounding National Park then Millerdale is well situated for your needs. Incredibly easy to reach from the motorway, it's around a 15 mile drive to J36, largely on dual carriageways, the house is located towards the southern tip of Lake Windermere with a couple of hotels within walking distance for a drink or bite to eat and a well-stocked shop at the nearby service station for emergency supplies.

The whole of the Lake District is then on your doorstep, just waiting to be explored and enjoyed.



# STEP INSIDE

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## Millerdale

Whichever window you look out of the views are predominantly mixed green foliage; immensely restful and calming and a wonderful background to life here at Millerdale.

Both internally and externally, the aesthetics have been well considered and artfully employed using a coordinated palette of white, cream, black and varying shades of grey. Materials are traditional; wood, oak, wrought iron and chrome. Windows are double glazed with PVCu frames, smart black externally and crisp white indoors, some of which have integral blinds fitted within the glazing. To accommodate modern life, several plug sockets have USB points incorporated and there are convenient wall points for mounting TVs.

Both balconies have hardwearing composite decking set off with smart black wrought iron balustrading.

Millerdale occupies the more elevated position of the two and has a choice of entrances – the side porch and door opens to the staircase hall, whereas a large covered porch (with the main bedroom's private balcony above) is probably your everyday entrance as you can pull up and park directly outside and French doors lead straight into the living kitchen.

The spacious living kitchen is a large open plan L shaped room with an enviable triple aspect – cook, eat and relax here, it's a very sociable setting for family life or a get together with friends. There's ample storage with cabinets painted in a tasteful pale grey and a full range of integral appliances. Serving the ground floor is a fully tiled shower room with a large shower, vanity unit and loo. Easy to care for, the whole of the ground floor has a smartly tiled floor. Stairs to the first floor have a deep pile, light grey carpet which then extends into all four bedrooms, the bath and shower rooms having tiled floors.

The principal bedroom is at the back of the house and is approached via a striking sliding oak 'barn door'. This is a fabulous room with excellent views over the garden and adjoining fields to the fell beyond; French doors lead out to a private balcony. East facing the balcony will be lovely in the morning for a quiet cup of tea before breakfast or a pot of coffee with the morning papers. The bedroom has a fully tiled ensuite shower room with a large shower, floating vanity unit and loo. There are three further bedrooms, two doubles are west facing at the front of the house with a fourth single bedroom looking out to the neighbouring fields. Here you'll find a loft hatch with a pull-down wooden ladder giving access to a boarded roof space with a light for convenient storage. A house bathroom serves the remaining three bedrooms and has a lovely double ended bath to bring a touch of luxury to your every day. There's a floating vanity unit and loo. Here, as in the two shower rooms there is an area of tactile, textured tiles to create a feature wall. The house bathroom and ensuite in Millerdale and the ensuite in The Lodge all have chrome heated towel rails. All three bath/shower rooms in Millerdale have a mirror fronted bathroom cabinets with sensor lighting.

## The Lodge

Within the grounds, detached and offering self-contained accommodation. This is undoubtedly highly adaptable space – perfect if you have dependent relatives of any generation or intend to open your home to guests, the independence that this separate space gives them will no doubt be appreciated by all.

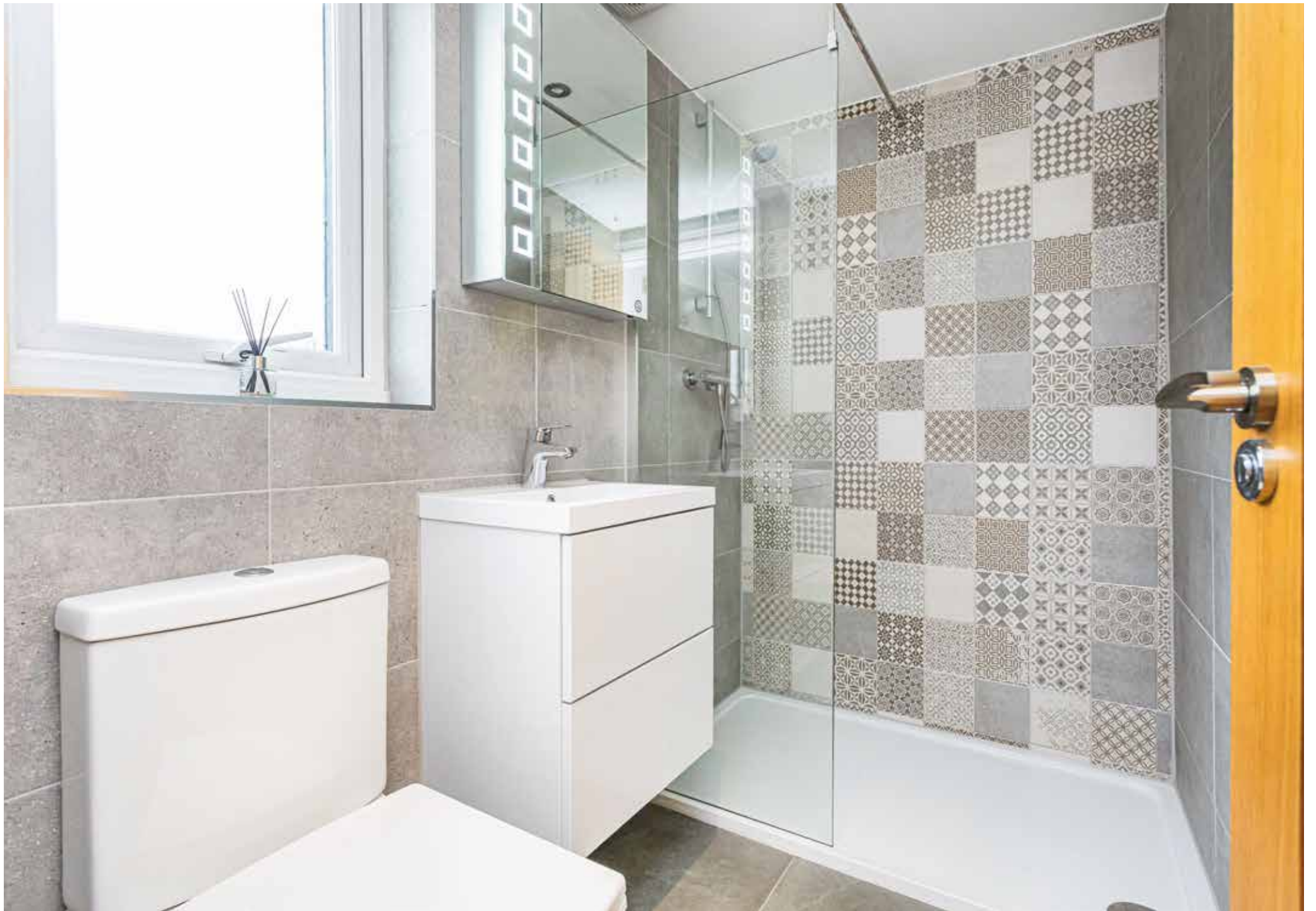
On the ground floor is a double garage with an electric up and over door, there's practical fitted shelving and at the back a cloakroom with loo and wash basin. A side door leads into the utility area, here is a plant cupboard with space for storage, a laundry space with plumbing for a washing machine and room to house a condenser tumble drier. There's also a second cloakroom, sensible if you're out in the garden and don't want guests necessarily through the house.

A lovely set of crafted oak open riser steps leads up the side elevation of the garage to the upper floors where The Lodge is to be found. The entrance to the living accommodation is via the generous balcony which commands impressive country views and will enjoy a sunny aspect. Here bi-fold doors open into the main living area and create a super flow for outside/inside living. Being triple aspect, the open plan living kitchen is wonderfully light. It is fitted with kitchen cabinets matching those in the main residence together with a range of integral appliances. An enclosed staircase rises to the second floor when there is a delightful double bedroom. The views may be enjoyed from a set of French windows opening to a Juliette balcony. These, coupled with three skylights above ensure it's a great, light space. There's under eaves storage and a well-appointed contemporary ensuite bathroom.

The views from The Lodge are just as restful as those from Millerdale – predominantly leafy with aspects over the gardens to the surrounding fields and the fell beyond.

However you choose to use it, The Lodge is a great addition to Millerdale, whether enjoyed as a whole or separately, it's a flexible and versatile arrangement. You may even decide to use it as a self-contained office suite, the commute to work taking mere minutes and enabling a prized work-life balance.





















# STEP OUTSIDE

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A traditional Lakeland stone wall fronts the garden, set between stone gate posts are electric gates which glide open to reveal a long and impressive driveway with wide lawns either side. Millerdale and The Lodge are set back within the generous grounds, framed in a verdant setting with mature trees and well-established gardens that offer privacy and a surprising seclusion. Lush and leafy, the views are enormously peaceful in every direction.

There's an expansive parking area but it's also possible to continue up the gently curved driveway to the rear of Millerdale which is handy if it's raining, you've a boot full of groceries to unload or sleeping children to carry indoors, hopefully without waking them.

There's a variety of places to arrange your garden furniture enabling you to vary the setting depending on the position of the sun and the task in hand. To the rear of Millerdale there are two main seating areas, one laid with gravel, the second being a south facing stone flagged terrace with a wrought iron balustrade, both are convenient for the kitchen to make it practical for outside dining.

Rocky outcrops, sloping lawns and gravel paths punctuate the gentle gradient of the gardens between the house and The Lodge. In the wider grounds there are two stately oak trees and a variety of shrubs. It's all intended to be relatively low on the upkeep front leaving more time to enjoy relaxing at home or getting out and about. The gardens are enclosed to make them secure for younger children and dogs to explore and play.

To the rear of The Lodge is a large first floor balcony, the siting of which has then created an equally spacious covered seating area at ground level, laid with slate pavers – this is ideal for dining and barbecues when the forecast isn't too favourable but you'd still like to be out in the fresh air.

The gardens offer privacy, room to spread out and enjoy. The views in every direction embrace the surrounding trees, fields and fells. It's all very relaxing and restorative.

From a practical point of view, externally there is a good provision of lighting, power points, three water taps and an EV charging point.





# Millerdale

Approximate Gross Internal Area : 111.54sq m / 1200.60 sq ft

Garage : 29.00 sq m / 312.15 sq ft

Annex : 87.71 sq m / 944.10 sq ft

Total : 228.25sq m / 2456.86 sq ft



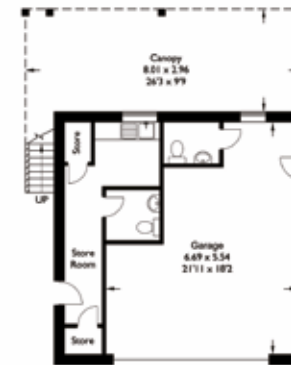
Annex Second Floor



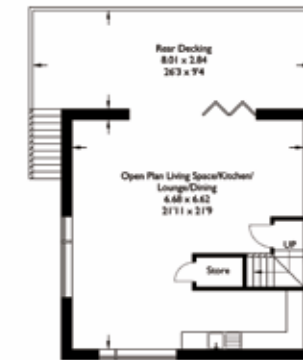
Ground Floor



First Floor



Annex Ground Floor



Annex First Floor

## Main house



## Lodge



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 10.07.2024



# FURTHER INFORMATION

## *On the road*

Cartmel	6.3 miles
Bowness-on-Windermere	7.7 miles
Ulverston	8.9 miles
Kendal	15.7 miles
Manchester	80.4 miles

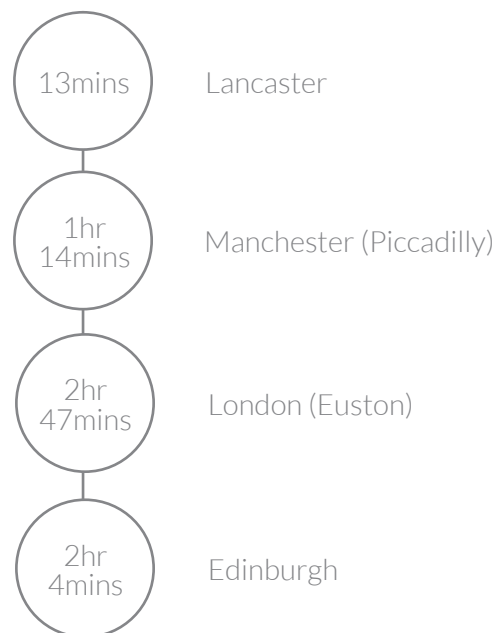
### Transport links

M6 J36	15.1 miles
Oxenholme (railway station)	15.3 miles
Manchester airport	89.9 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*

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](http://nationalrail.co.uk) for further details.



## *Schools*

### Primary

Goodly Dale Community Primary School, St Martin's and St Mary's CoE Primary School and St Cuthbert's Catholic Primary School, all in Windermere  
Leven Valley CoE Primary School, Backbarrow  
Cartmel Primary School  
Windermere School (Independent)

### Secondary

The Lakes School, Troutbeck Bridge  
Cartmel Priory CoE School  
Ulverston Victoria High School  
Windermere School (Independent)

### Further Education

Kendal College  
Furness College  
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)  
Lancaster University

## *Internet Speed*

### Broadband

Superfast speeds potentially available from Openreach of 58 Mbps download and for uploading 10 Mbps.

### Mobile

Indoor: EE, Three and Vodaphone all report 'likely' Voice and Data services. O2 has a 'likely' Voice service, but 'limited' data service.

Outdoor: EE, Three, O2 and Vodaphone all report 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

## *Local Authority*

Westmorland and Furness Council

## *Letting potential*

The vendors have consulted local holiday letting agents Skies Holidays who have indicated that a turnover in the region of £130,000/£140,000 could potentially be achievable if both properties are let as a whole.

## Local leisure activities

Historic properties to visit – Blackwell (the Arts & Crafts house by Baillie Scott, Bowness-on-Windermere), Brockhole on Windermere (the Lake District National Park Authority’s visitor centre) and amongst local National Trust attractions are Beatrix Potter’s house Hill Top at Near Sawrey, The Beatrix Potter Gallery in Hawkshead and the Claife Viewing Station on the shores of Lake Windermere

At Lakeside, visit the Lakes Aquarium, take a cruise on Lake Windermere to Bowness-on-Windermere and then onward to Waterhead or catch the steam train to Haverthwaite

Museums: the Lakeland Motor Museum, Backbarrow, the Laurel and Hardy Museum, Ulverston and the Jetty Museum, Windermere

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness-on-Windermere

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the many Lake District lakes and tarns

Golf courses at Windermere, Crook, Kendal, Grange-over-Sands and Ulverston

Spa and pool facilities at the Lakeside Hotel and The Swan Hotel and Spa (Newby Bridge) where the gym is open to non-residents

Live theatres in Bowness-on-Windermere, Kendal and Ulverston

Cinemas in Bowness-on-Windermere, Kendal, Ulverston and Ambleside

Recognised cycles routes including the Cumbrian Cycle Way, the Coast to Coast and around Grizedale Forest

## Places to eat

The Lake District is truly a paradise for the foodies in your life – here is a selection:

### Informal dining, cafes and pubs

Boardwalk and Baha, both in Bowness-on-Windermere

Bakehouse Born and Bread, Greenodd

The Punch Bowl at Crosthwaite

The Black Labrador, Underbarrow

Masons Arms, Strawberry Bank

The Cavendish Arms, Cartmel

The Derby Arms, Witherslack

### Fine dining restaurants

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

Heft, High Newton

L’Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant and Kysty, both in

Ambleside

## Great walks nearby

An absolutely idyllic location for the keen walker, the recently established Windermere Way is a 45 mile circuit of Lake Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer’s How as well as passing through the towns of Ambleside and Windermere.

Locally, you might also enjoy Great Knott Wood, High Dam, Gummer’s How and Grizedale Forest as well as these, within the wider National Park there are 214 Wainwrights fells to conquer.

## Services

Mains electricity and water. Both Millerdale and The Lodge have their own air source heating systems (some heating being underfloor) which are both capable of being controlled remotely via an App. Private drainage to a septic tank (installed 2018) which serves both Millerdale and The Lodge. It is located within the grounds, to the rear of The Lodge.

Four solar panels provide an additional source of renewable energy.

External CCTV with remote access via an App.

Guide price £825,000

Council Tax band E

Tenure  
Freehold



# 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.

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