

Brackenrigg
Pull Woods | Ambleside | Lake District | LA22 0HZ

FINE & COUNTRY

BRACKENRIGG




2012

Welcome to Brackenrigg, Pull Woods, Ambleside, LA22 0HZ

Brackenrigg is set within the prestigious Pullwood Bay Estate, encompassing 51 acres of semi-ancient bluebell woodland. The house itself is set within approximately three quarters of an acre of beautifully landscaped grounds, this exceptional detached residence combines timeless craftsmanship with contemporary luxury. Rebuilt from the ground up in 2012 and boasting breathtaking views towards Wray Castle. The home features impressive bespoke interiors, high specification fixtures, and thoughtfully designed living spaces that flow effortlessly from the elegant lounge and dining areas to a timeless bespoke SieMatic kitchen and versatile reception rooms.

The property offers four bedrooms and four bathrooms, three of which are ensuite, along with four spacious reception rooms, providing flexible and comfortable accommodation for modern living. With an extensive rear terrace, front and rear balconies and orangery, the home seamlessly connects indoor and outdoor living, while mature gardens, a stream, and abundant wildlife – including seasonal bluebells – enhance its natural setting.

Additional highlights include a wonderful master suite with his and hers walk-in wardrobes, luxurious ensuite facilities, en suite guest accommodation above the large detached double garage, and extensive loft space with potential for a hobby room conversion. The property also benefits from lake access, with a private jetty and boathouse.

Complete with underfloor heating, mood-effect lighting, a Sonos audio system, and automated blinds throughout most of the house, this home offers a truly exceptional lifestyle in a private, yet convenient location.

> *A truly special location, incredibly quiet and peaceful, yet Ambleside is only 8 minutes by car and 40 minutes by foot."*









Location

Brackenrigg thrives in a truly enviable setting within the quiet and peaceful hamlet of Pull Woods, which lies almost equidistant between Ambleside and Hawkshead on the western side of Lake Windermere. Pull Woods benefits from a location that lies within easy reach of the most popular Lake District hotspots, so offering the best of both worlds with ease of access to a host of local bars and restaurants, shops and galleries, cinema, live music events and theatre, followed by returning a short distance to the calm and tranquility of home. A popular local highlight is the Drunken Duck Inn, just a 2-minute drive or a 20-minute walk from the property, renowned for its food, drinks, and warm atmosphere.

This is unrivalled countryside so whether you are seeking out the Lake District for rest and relaxation, for quiet contemplation and inspiration or for exertion and exhilaration there is something here for everyone. Striding out on the fells (there are many fabulous walking routes to be found right from the front door), cycling the lanes, wild swimming or simply pottering around the shops and sampling the tea and cake on offer, for countless past, present and future generations the Lake District has it all – there's nowhere quite like it. This is your opportunity to buy a slice of heaven, your own private haven.

> *"It's been incredibly special to have our own boathouse and jetty, accessible from our back garden gate, along a private right of way through the woods, a true rarity on Lake Windermere."*

STEP INSIDE

The property is approached via a welcoming porch, providing a practical vestibule for coats and shoes before entering the home. Inside, the spacious entrance hall immediately impresses with its high ceilings, striking chandelier, and elegant oak flooring that flows throughout the ground floor. A bespoke oak staircase with handcrafted brushed stainless steel balustrade, manufactured and installed by specialists, Bisca of Helmsley, Yorkshire, rises to the first floor, serving as a stunning architectural focal point. A stylish cloakroom is fitted with distinctive L'Antic Colonial Buddah washbasin, WC, and heated towel rail, complemented by a separate cupboard for additional coats and shoe storage.

The lounge shows off a feature high vaulted ceiling with chandelier and mezzanine. Striking Lakeland stone feature wall with a Baycliffe marble hearth and log burner, complete with integrated log storage. Patio doors open onto the rear terrace, while a feature stone heat store pillar divides the lounge from the dining area and kitchen. The room is filled with natural light and enjoys uninterrupted views of Wray Castle, enhanced by a carefully positioned feature lighting. The dining space continues the oak flooring, offering ample room for an eight-seater table alongside a breakfast bar with seating and base units, with another set of patio doors providing access to the terrace for outdoor entertaining.

The bespoke SieMatic kitchen is fitted with high quality wall and base units, a central island with Corian worktop and Spekva Breakfast Bar with seating, and a Miele induction hob with extractor. Integrated appliances include a Miele dishwasher, steam oven, combination microwave and oven, two additional ovens, a Gaggenau fridge, freezer, and wine cooler, while a Zip Hydro Tap provides instant filtered boiling and chilled water. Adjoining the kitchen is a practical boot room with bench, storage, and coat hooks, complemented by a small additional cupboard ideal for ironing boards and other household essentials. The utility room is fitted with SieMatic wall and base units and Corian worktops, plumbing for washing machine and tumble dryer, and stainless steel sink, is not only practical but also very stylish.

Continuing the ground floor, a versatile study offers built in cupboards, while a separate double bedroom includes an ensuite shower room with WC and washbasin with vanity unit. The plant room houses essential systems, including the hot water cylinder and new oil fired boiler, with convenient outside access. A bright orangery provides rear terrace access and frames stunning views towards Wray Castle, offering the perfect space to relax or enjoy casual dining.

Ascending the fabulous oak staircase, the first floor mezzanine landing houses the heating manifold system and overlooks the lounge below, maintaining a sense of connection throughout the home. The master suite is a luxurious retreat with front and rear balconies, offering spectacular views, his and hers walk in wardrobes, and a sophisticated ensuite with rainfall shower, double vanity, built in mirrored cupboards, and additional fitted storage. The landing also provides access to a modern family bathroom with bath, separate shower, heated towel rail, double vanity, and built in mirrored cupboard. Plus, another versatile room, currently used as a gym, which benefits from air conditioning, but with the option of being a double bedroom, with loft access. The loft itself is fully boarded, powered, and spans roughly three quarters of the property's footprint, offering potential as a hobby room or office space.

The home also benefits from mood-effect lighting throughout, a SONOS audio system, wet underfloor heating, and automated blinds in most rooms, ideal for privacy and security when away. Every detail has been carefully considered, making it a residence that is as practical as it is inspiring, a perfect place for a new family to enjoy!

> *"The balconies have been a great place to sit for a morning coffee, admiring the view."*



































Step outside

The detached double garage is fitted with an electric up and over door, power and pressurised hot water system, with a guest bedroom above featuring a Juliet balcony, useful eaves storage, and an ensuite shower room with WC, washbasin with vanity unit, and heated towel rail.

The rear terrace and gardens are designed for both beauty and enjoyment, featuring tiered levels with stone paths, a man made stream flowing into a pond, and mature planting at both the front and rear including, cherry blossom trees and Rhododendrons. The surrounding woodland is rich with wildlife and seasonal bluebells. Through a secure gate at the bottom of the garden there is a private right of way leading to your very own private jetty and boathouse, with lake access to Lake Windermere. The front of the property offers a large driveway with ample parking, wood store, and bin storage, all accessed via electric gates for security and convenience. There is also further potential for a large undercroft beneath the rear terrace, adding flexibility for storage or future development.

"Sitting in the garden, all you hear is the sound of the birds."







Brackenrigg, Pull Woods, Ambleside

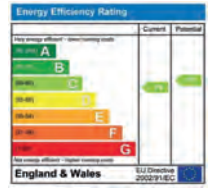
Approximate Gross Internal Area 3972 sq ft - 369 sq m
Annex/Garage Area 797 sq ft - 74 sq m
Outbuilding Area 291 sq ft - 27 sq m
Total Area 5060 sq ft - 470 sq m
(Excluding Void Over Lounge & Eaves)



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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The Property Ombudsman

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FURTHER INFORMATION

On the road

Ambleside	2.3 miles
Hawkshead	2.9 miles
Skelwith Bridge	3 miles
Coniston	5.5 miles
Bowness on Windermere	7.4 miles
Manchester	86.8 miles

Transport links

Windermere station	6.6 miles
Oxenholme (railway station)	18.3 miles
M6 J36	21.4 miles
Manchester airport	96.3 miles
Liverpool airport	101.8 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.

Internet Speed

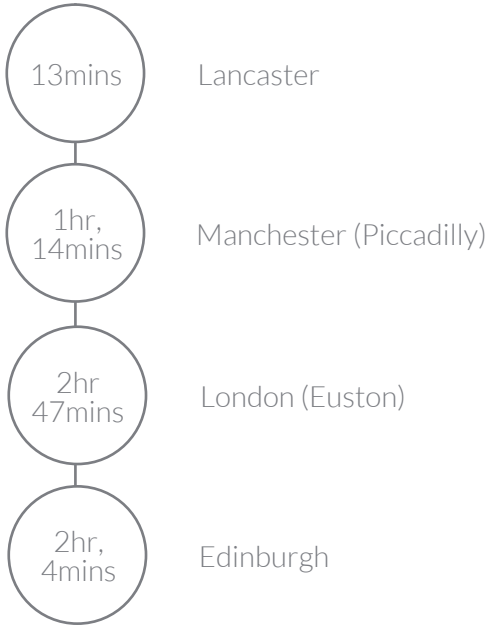
Mobile and broadband services
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Guide price £3,000,000

Rail Journeys

Based on approximate direct train journey durations from Lancaster train station. 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.



Westmorland and Furness Council

Council tax band – H

Tenure - Freehold

An annual contribution is made towards the upkeep of the estate (managed by Lakeland Retreats), for 2025/26 this was £2,300. This payment covers upkeep of the driveway, communal grounds and gardens, mains jetty and water supply.

Services

Mains electricity (plus backup generator). Private supply of mains water. Oil fired central heating from a Gant boiler (also supplies underfloor heating). Air conditioning unit in master bedroom and gym. Triple glazed windows with automated blinds. Alarm systems and wired for CCTV. Mood effect lighting.
Private drainage.

Directions

what3words ///closes.folks.flanks

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, some curtains, curtain poles, blinds, most light fittings and domestic appliances as follows:

1. Miele ovens x 2
2. Miele combi oven
3. Miele steamer oven
4. Miele hob
5. Extractor Fan
6. Gaggenau Fridge
7. Gaggenau Freezer
8. Gaggenau Wine Fridge
9. Zip Hot and Chilled Tap
10. Miele Dishwasher
11. All TV's in property

Available by way of further negotiation are:

1. The office Furniture
2. Guest bedroom Furniture on the ground floor of the main house
3. The rug located in the entrance hall

Places to visit

Whatever the weather, the Lake District has a vast array of attractions to keep all the family entertained:
National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck, Allan Bank and Wordsworth House.
Grizedale Forest for events, music and arts
Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere
Jetty Museum, Windermere
Dove Cottage and the Wordsworth Museum, Grasmere
Brockhole on Windermere, the Lake District National Park Authority's visitor centre
Live theatre at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick
Cinemas and live music at Zeffirellis and Fellinis, both at Ambleside and The Brewery in Kendal
Classical and contemporary music concerts at Yewfield, Hawkshead Hill

Sport and recreation

Spa and gym facilities at several local hotels, a gym in Ambleside and of course there is the opportunity for wild swimming in lakes and tarns
Golf courses at Windermere, Crook, Grange over Sands and two at Kendal
For sailing and boating on Windermere try the Royal Windermere Yacht Club and the Windermere Motor Boat Racing Club
Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as the Go Ape tree top courses.

Places to eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion and budget:

Informal dining, cafes and pubs
The Drunken Duck Inn, Barngates
Chesters by the River, Skelwith Bridge
The Outgate Inn, Outgate
Zeffirellis, Fellinis, Force café and terrace, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside
Joey's Café at Wray Castle, Claife Viewing Station and during the summer at Hill Top
The Queens Head, The Red Lion and The Sun Inn, all in Hawkshead
Cuckoo Brow Inn, Far Sawrey
Tower Bank Arms, Near Sawrey

Fine dining restaurants
The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
Forest Side Hotel, Grasmere
L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Whether you like to amble, stride out or climb, there is a footpath or trail for you. The Lake District has 214 Wainwrights fells to tick off the list, close to The Boat House there are Loughrigg, Black Fell, along the Langdale Valley to Elterwater and around Tarn Hows.
There is also a super lakeside walk from Hawkshead to Wray Castle with pleasant walks to Hawkshead Hill and up Claife Heights where you'll be rewarded with stunning views of Lake Windermere.

Schools

Primary
Ambleside CoE Primary School
Hawkshead Esthwaite Primary School
Windermere School (Independent)

Secondary
Windermere School (Independent)
The Lakes School, Troutbeck Bridge
John Ruskin School, Coniston

Further Education
Kendal College
University of Cumbria (campus in Ambleside)

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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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