

Newby Bridge

£635,000

The Hollins, Newby Bridge, Nr Ulverston, Cumbria, LA12 8ND

A superb and elegant Semi-Detached Victorian residence that feels wonderfully private and detached. It embodies all the charm of its period, with high corniced ceilings, generously proportioned rooms, large sash windows (most with secondary glazing), picture rails, and ornate ceiling roses. Through almost all windows the outlook is charmingly green and leafy.

This warm, welcoming home is ideal for families, offering spacious dog and child-friendly gardens, ample parking, and an excellent, sought-after location that combines convenience with desirability. An added highlight is the stunning new bathroom, fitted in 2025.

Throughout, the property is presented to an exceptionally high standard, featuring neutral décor and tasteful, high-quality fixtures and fittings—ready for its fortunate new owners to simply move in and enjoy.

For those seeking a Lake District home slightly removed from the hustle and bustle, The Hollins could be the perfect match.

Quick Overview

Spacious and elegant semi-detached Victorian home

Superb original features

Excellent, convenient location

Lovely walks from the doorstep

Short stroll to the base of Lake Windermere

Tastefully presented throughout

New Bathroom fitted 2025

Extensive Garden

Garage and Parking

Superfast Broadband



4



1



2



F



Superfast
Broadband



Double Garage
and Driveway

Property Reference: G3176



Hallway



Bathroom



Dining Room



Dining Kitchen

Descriptions The approach to The Hollins is impressive, through electronic gates and onto a private driveway, with the first garden area set to the right. A second set of gates provides added security, leading to the parking area, double garage and further gardens.

A Covered Entrance opens to the charming, original front door, which leads into the welcoming Hallway. This space exudes period character, featuring an original Victorian tiled floor, corniced ceiling, picture rail, and decorative painted wood panelling. A side window brings in natural light, the staircase rises to the First Floor, doors lead to the Ground Floor rooms and there is access to the cellar.

The Lounge is a wonderful, well-proportioned room, filled with light from the front bay window and centered around an attractive marble fireplace housing a multi-fuel stove. The Dining Room mirrors this charm and size, due to the generous dimensions it currently serves as both a formal dining space and Playroom, with lovely open fire with an original surround, and striking red tile detailing. The Dining Kitchen is ideally sized for modern family living, offering generous space for cooking, dining, and relaxing. It retains character features, including a built-in cupboard and an original fireplace with tiled inset and living flame gas fire The Kitchen area is furnished with a lovely range of soft grey, shaker-style cabinets, complemented by white subway tiling, wood-effect worktops, and a white 1.5 bowl sink. Integrated appliances include a fridge, freezer, dishwasher, and a range cooker.

From the L-shaped hallway, steps lead down to a sizeable Cellar room with a window, power, and light. Currently used for storage, this versatile space provides good head height and could easily be adapted as a Study, Music/Cinema Room, Hobby space, or teenagers' den.

The Utility Room is located just outside the Kitchen and provides excellent additional space, housing the wall mounted gas central heating boiler with ample room for a washing machine, tumble dryer, and extra freezer. It is also ideal for storing coats, boots, and outdoor gear. Next door sits a useful outdoor WC with wash hand basin and a separate Log Store.

A delightful, wide, shallow staircase splits at the top, leading to the Bedrooms. To the right are Bedrooms 1 and 4. Bedroom 1 is a generous double with a front aspect. Bedroom 4 is a cosy double with a side aspect and built in shelving. To the left are Bedrooms 2 and 3, both good-sized doubles with side views. Bedroom 3 also features a beautiful original painted cast iron fireplace (decorative only). The Family Bathroom was updated in 2025 and is exceptionally spacious and features two side windows with shutters, an upright radiator, a large built-in cupboard and elegant marble-effect tiling. The white suite includes a WC, pedestal wash hand basin, bath, and a corner shower enclosure.

Outside, the gardens perfectly complement this charming home. Multiple distinct areas offer space for all the family, with room to create separate zones for adults, children, and pets if desired. Mature trees, areas of glacial rock feature, and thoughtfully designed spaces provide plenty of variety and character. An additional garden area to the left of the driveway is double-gated for extra security.

Completing this is the Double Garage with power and lighting-ideal for hobbies, storage, or additional workspace.



Dining Kitchen



Lounge



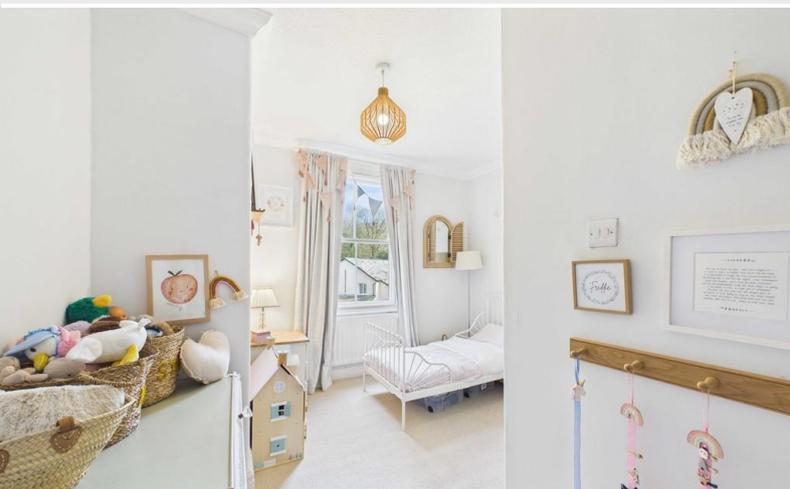
Landing



Bedroom 1



Bedroom 3



Bedroom 4

Location Newby Bridge is a sought-after village offering superb access to the many attractions and scenic delights of the Lake District National Park. The Hollins enjoys an exceptional location-just a short stroll from the southern tip of Lake Windermere at Newby Bridge, West Windermere Way, The Swan Hotel health club, bar and restaurant (3 min walk) and Fell Foot Park (5 min drive).

The Furness Peninsula and the picturesque West Coast are within easy reach, while the M6 motorway (Junction 36) is around a 20-minute drive away. Rail connections from Ulverston, Grange, Oxenholme, and Windermere provide convenient links to destinations across the country.

The nearest town, Ulverston, is a charming market town offering a wide range of amenities, shops, and schools.

Directions: From the M6, take Junction 36 signposted for South Lakes, Barrow, and the Western Lake District, joining the A590 at Sizergh. Continue on the A590 for approximately 12 miles to Newby Bridge at the foot of Windermere. Keep left at the roundabout-the electronic gates for The Hollins is the second entrance on the left.

What3words: waxer.exhale.pythons

Accommodation (with approximate measurements)

Hallway

Lounge 17' 4" into bay x 12' 9" (5.30m x 3.90m)

Dining Room 14' 1" x 14' 1" (4.30m x 4.30m)

Dining Kitchen 21' 3" x 13' 1" (6.50m x 4.00m)

Cellar 19' 8" max x 13' 1" (6.00m x 4.00m)

First Floor

Bedroom 1 11' 9" x 13' 1" (3.60m x 4.00m)

Bedroom 2 13' 9" max x 14' 9" max (4.20m x 4.50m)

Bedroom 3 9' 10" x 13' 1" (3.02m x 4.00m)

Bedroom 4 11' 1" max x 12' 3" max (3.40m x 3.75m)

Bathroom

Utility Room 10' 2" x 5' 2" (3.10m x 1.60m)

Outdoor WC

Wood Store

Double Garage 15' 1" x 15' 8" (4.60m x 4.80m)

Services: Mains water and electricity. LPG gas central heating. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band F. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1200 - £1300 per calendar month. For further information and our terms and conditions please contact the Office.



Bedroom 2



Gardens



Gardens



Summer Garden



Rear Entrance and Patio

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 £42.67 (inc. VAT) per individual or £36.19 (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 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 £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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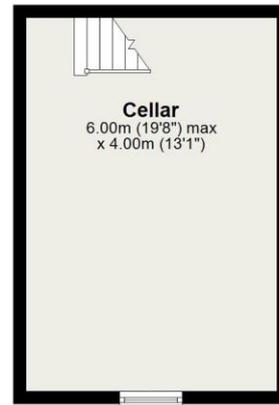
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Ground Floor
Approx. 109.0 sq. metres (1172.9 sq. feet)



Basement
Approx. 24.0 sq. metres (258.3 sq. feet)



First Floor
Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 200.3 sq. metres (2155.5 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.

The Hollins, Newby Bridge

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