

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Backbarrow

£250,000

12 High Row, Backbarrow, Nr Ulverston, Cumbria, LA12 8QN

Charming mid terraced Lakeland cottage in the LDNP with pleasing outlook and versatile layout. Comprising Porch, Hallway, Bedroom/Reception Room and Utility/Store to Ground Floor, open plan Living/Dining/Kitchen to the First Floor and 2 Bedrooms and Bathroom to the Second Floor. Parking and outdoor space. Viewing recommended

Quick Overview

2/3 Bedroom Mid Terrace Cottage

1/2 Receptions and 1 Bathroom

Popular Village Location

Pleasing views to the front and rear

Versatile layout

Decking to rear

Parking/Patio to the front

Solid fuel heating

Popular area for walking

Superfast Broadband speed 46 mbps available*



3



1



1



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46 Mbps



Off road
parking

Property Reference: G2686



Living Room



Kitchen



Bedroom 3



Bedroom 3

Description Originally a workers cottage for the famous Dolly Blue Mills (now the Whitewater Hotel & Leisure Centre) - 12 High Row is a charming Lakeland cottage which benefits from some attractive original features such as deep set windows and exposed beams and enjoys pleasing views over the village to the front and open fields to the rear.

The cottage is arranged over three floors and offers an interesting and versatile layout.

On the ground floor is a large Utility Room which also currently provides secure storage for leisure items such as bikes, skis etc. Also idea for muddy boots and wet dogs! Bedroom 3 can also be found on this level but is also suitable as a cosy sitting room or home office perhaps. Attractive fire place with charming stone lintel over and deep set window with front aspect. The Living/Dining/Kitchen is a super open plan space occupying the First Floor and enjoys a dual aspect with pleasing views to the front and rear. Original stripped floor boards, exposed beams (we believe the beams in the sitting room are from an old ship used at the iron works) and super solid fuel stove with slate lintel and hearth add the warm and welcoming feel! The kitchen is well furnished with a range of cream wall and base units with wood effect work-surface. Ceramic hob with extractor over, electric oven and under-counter fridge. There is also space for a dining table. Access from the kitchen via the wood effect uPVC stable door to the rear outdoor space. The second floor houses two double bedrooms with deep set cottage style windows and exposed beams, both with pleasant outlooks. The family bathroom can also be found up here which consists of a white suite with low flush WC, pedestal wash hand basin and bath with shower over. Cylinder airing cupboard.

To the rear is a small decked area with lovely outlook to the surrounding countryside. To the front is a generous parking area for 2 vehicles and timber shed.

Location: Occupying a pleasant location off the main road in Backbarrow within the Lake District National Park. The property lies approximately 1.5 miles south west of the foot of Windermere Lake and provides easy access to the whole of South Lakeland.

The nearby facilities of Backbarrow include the Whitewater Hotel, Leisure Club, Primary School, Doctors Surgery and Post Office.

From Newby Bridge, take the A590 towards Ulverston and turn left signposted Brow Edge. Continue up the hill where High Row can be found on the left after approximately ½ a mile.

Accommodation (with approximate measurements)

Entrance Hall

Bedroom 3/Sitting Room 11' 4" max x 10' 3" max (3.45m max x 3.12m max)

Utility Room 13' 10" x 5' 10" (4.22m x 1.78m)

Living Room 12' 4" x 11' 10" (3.76m x 3.61m)

Dining Kitchn 17' 10" x 7' 3" (5.44m x 2.21m)

Bedroom 1 12' 4" max x 12' 3" max (3.76m max x 3.73m max)

Bedroom 2 11' 11" x 7' 4" (3.63m x 2.24m)

Bathroom

Services: Mains water, electricity and drainage. Back boiler to the solid fuel stove.

Council Tax: Band C - South Lakeland District Council.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 04/08/2022 not verified.

Note: The owner of 12 High Row has a right of access along High Row either vehicular or pedestrian. Each owner is responsible for the maintenance of their section of road. There is also a right of way in common with all others entitled to the like right at all times and for all purposes on foot only over and along the rear roadway.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/pumps.clotting.dirt>

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £725-750 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Viewing Notes:



Bedroom 3



Utility Room



Living Room

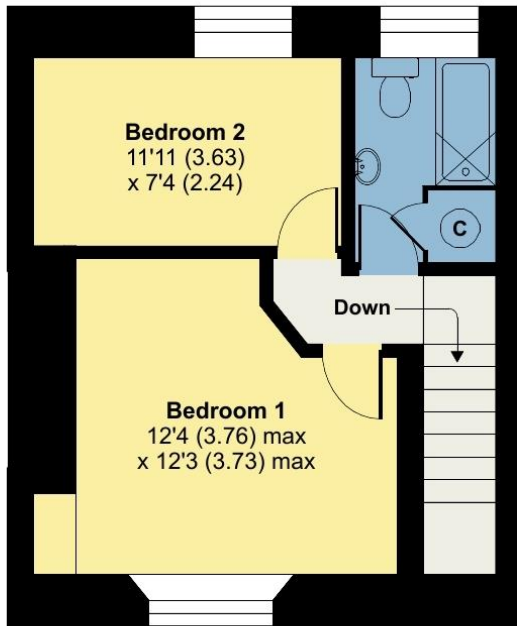


Dining Area

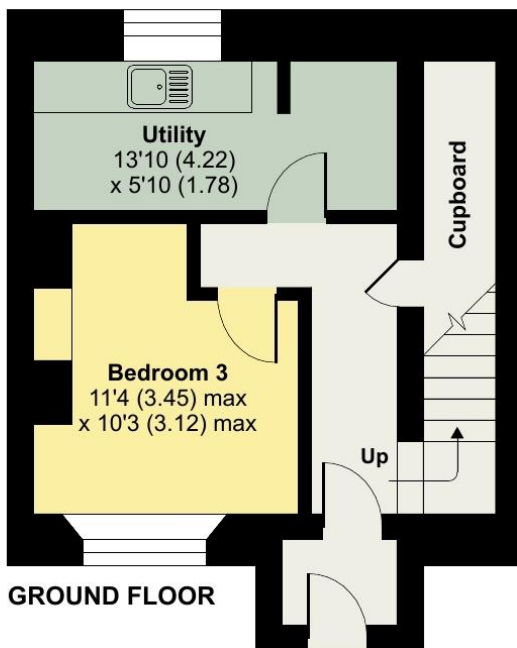
High Row, Backbarrow, Ulverston, LA12

Approximate Area = 1049 sq ft / 97.5 sq m

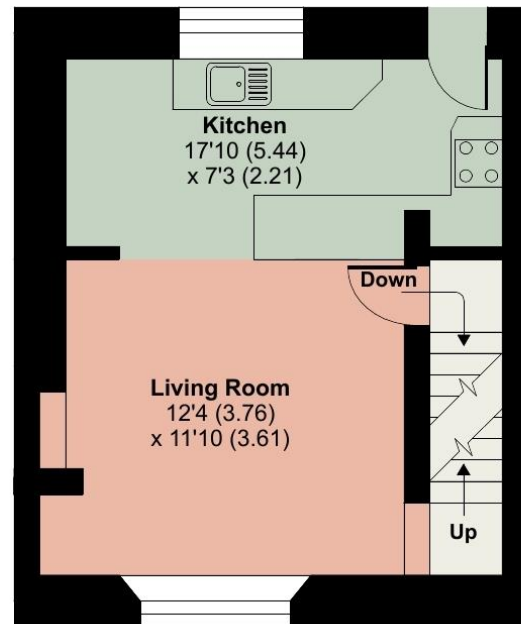
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 882830

A thought from the owners - Easy access to all of the lakes and fells, especially lake Windemere which is only 5 minutes away

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