

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Backbarrow

£310,000

7 Abbots Vue, Backbarrow, Ulverston, LA12 8RA

A practical and well proportioned 4 bedroomed detached house situated in the popular village of Backbarrow, located just 1.5 miles of Lake Windermere. The property has off road parking, a spacious garage and a large level lawned garden. The ideal home for a growing family.

### Quick Overview

- 4 Bedroom detached house
- 2 Reception rooms, 1 en suite and a family bathroom
- Convenient location
- Large Garden
- Garage
- Close to local amenities and schools
- Off road parking
- An ideal family home
- Local Occupancy Clause applies
- Superfast Broadband speed 80mbps available\*



4



2



2



E



Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: W5871





Living Room



Breakfast Kitchen



Bedroom 1



Dining Room

### Description:

Entering through the front door into the large entrance hall; with the downstairs WC and leading to the living room which has an outlook of the rear garden through the large sliding doors and benefits from a free standing multi fuel burning stove, dual aspect kitchen and dining room with both views of the front and the rear of the property and with access to the rear garden, through a useful utility room. Lastly on the ground floor is an additional bedroom or dining room, a fair sized room overlooking the front of the property. To the first floor there are 4 good sized bedrooms (1 en suite) and a 3 piece family bathroom.

Outside is a large lawned garden, summerhouse, garage and off road parking.

A local occupancy condition applies as below:

- 1) a person employed, about to be employed, or last employed in the locality; OR
- 2) a person who has, for the period of 3 years immediately preceding his occupation, had his only or principle residence in the locality.

In this condition Locality shall mean Cumbria and the expression person shall include the dependants of a person residing with him or her, or widow or widower of such a person.

### Location:

Backbarrow is a popular hamlet within the Lake District National Park approximately 1½ miles from Newby Bridge and the foot of Lake Windermere. No.7 forms part of a relatively modern development of similar properties located in Backbarrow which is within the Lake District National Park and is therefore well placed for access to all of the amenities of the Lake District including the Furness peninsulas and the M6 motorway along the A590. From Newby Bridge take the A590 towards Ulverston and turn left at Backbarrow signposted Brow Edge. Abbots Vue can be found a short way along on the right where No.7 can be found by bearing left towards the bottom of the cul-de-sac.

### Accommodation: (with approximate measurements)

#### Entrance Hall

16' 10" max x 8' 0" max (5.13m x 2.44m)

#### WC

#### Living Room

13' 11" max x 12' 2" (4.24m x 3.71m)

#### Breakfast Kitchen

18' 2" max x 11' max (5.54m x 3.35m)



### Dining Room

10' 11" x 8' 7" (3.33m x 2.62m)

### Utility

6' 9" x 5' 2" (2.06m x 1.57m)

### Stairs to first floor

### Bedroom 1

14' 11" max x 10' 1" max (4.55m x 3.07m)

### En Suite

### Bedroom 2

12' 2" x 10' 10" (3.71m x 3.3m)

### Bedroom 3

11' 6" x 7' 9" (3.51m x 2.36m)

### Bedroom 4

8' 10" x 7' 5" (2.69m x 2.26m)

### Family Bathroom

### Garage

18' 8" x 14' 4" (5.69m x 4.37m)

### Property Information:

#### Services:

Mains electricity, water and drainage. Oil fired central heating to radiators.

#### Council Tax:

South Lakeland District - Band E

#### Tenure:

Freehold

#### Viewings:

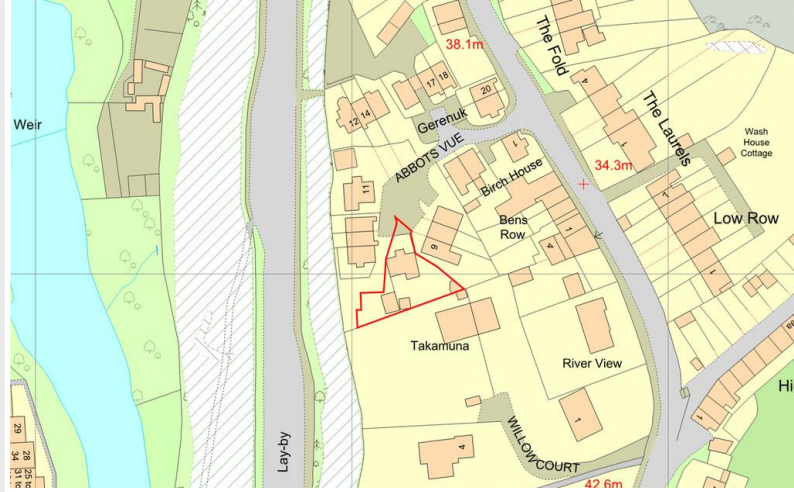
Strictly by appointment with Hackney & Leigh Windermere Sales Office.

#### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website or at any of our offices.

#### What3Words:

<https://what3words.com/megawatt.kicks.escape>



\*OS Plan\*



Garden



Garden



View

# 7 Abbots Vue, Backbarrow, Ulverston, LA12

Approximate Area = 1602 sq ft / 149 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2022. Produced for Hackney & Leigh. REF: 917532

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/11/2022.

Request a Viewing Online or Call 015394 44461