



Backbarrow

£575,000

Ebenezer, Brow Edge Road, Backbarrow, Ulverston, LA12 8PS

A perfect family home, 2nd residence or holiday let being situated in a peaceful, semi-rural location on the outskirts of the Lake District National Park with beautiful views over the neighbouring fields and over to the Lakeland Fells. The 4 bedroomed accommodation is spacious and well presented ready for the new owners to immediately enjoy!

Quick Overview

Detached 4 bedroomed house

2 reception rooms

Peaceful location

Large garden

No chain

Views of Lakelands fells and open fields

In good decorative order

Ideal permanent residence, 2nd home or holiday let

Off road parking

Superfast Broadband speed 63Mbps*



4



2



2



E



Superfast
Broadband



Off Road
Parking

Property Reference: W5914



Living Room



Kitchen



Bedroom 1



Dining Room

Description: Ebenezer is a large 4 bedroomed property, set in a quiet and peaceful location in the small village of Backbarrow in the National Park, being close to an number of attractions including the Motor Museum and the Lakeside & Haverthwaite Railway. There is easy access to both the A590 to Bowness on Windermere and the M6 motorway. The property has been extensively refurbished and has scope to be extended subject to relevant planning permissions and has good sized rooms, the rooms at the front of the property have views to the fells and to the back of the property have views to the open fields. The property comprises on the ground floor of living room which is dual aspect having views over the garden and to the fells, along with a Morso wood burning stove with slate hearth and wood lintel above. Kitchen with wall and base units, built in electric oven and Tecnik ceramic hob with extractor over and built in Tecnik dishwasher, fridge and freezer and wine cooler. The kitchen is open plan to the dining room which has patio doors leading to the garden and has views of the fells, inset display with slate hearth. A door from this room leads to a rear entrance hall which leads to a shower room with WC, inset washbasin and vanity unit, shower. A further door leads to a former garage which houses the Warmflow Boiler and is currently used as a storage room. On the first floor are 4 good sized bedrooms and having views of either the fells or the open fields and garden. A large family bathroom with WC, pedestal washbasin and bath with shower over and underfloor heating. There is also a built in storage cupboard with shelving and housing the Copperform water cylinder.

The owners are willing to sell some of the furniture under separate negotiation.

Location: Backbarrow is a popular hamlet within the Lake District National Park approximately 1½ miles from Newby Bridge and the foot of Lake Windermere. From Newby Bridge take the A590 towards Ulverston and turn left at Backbarrow signposted Brow Edge. Take the first turn left and follow the road round and Ebenezer is the second to last house on the right hand side

Accommodation: (With approximate measurements)

Entrance Porch

Entrance Hall

Living Room 18' 1" x 12' 0" (5.51m x 3.66m)

Kitchen 13' 2" x 7' 7" (4.01m x 2.31m)

Dining Room 15' 9" x 11' 0" (4.8m x 3.35m)

Shower Room

Store 9' 5" x 9' 0" (2.87m x 2.74m)

Stairs from the entrance hall lead to the first floor

Bedroom 1 12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom 2 15' 3" x 7' 8" (4.65m x 2.34m)

Bedroom 3 12' 0" x 6' 9" (3.66m x 2.06m)

Bedroom 4 11' 0" x 7' 9" (3.35m x 2.36m)

Bathroom

Property Information:

Outside: Driveway parking for 2/3 cars. Garden surround the property with lawned areas, a paved seating area and has various trees and shrubs.

Services: Mains electric, drainage and water. Oil fired central heating. The current owners have advised that the oil tank was installed in September 2021 and the base was upgraded in June 2022.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band F.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words:

<https://what3words.com/magnetic.intruded.checked>

Notes: *Checked on <https://checker.ofcom.org.uk> 21st March 2023 - not verified.



Bedroom 2



Bedroom 3



View



Ordnance Survey Ref: 01094318

Ebenezer Cottage, Brow Edge Road, Backbarrow, LA12

Approximate Area = 1442 sq ft / 133.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 961588

A thought from the owners... We've had over 15 very happy years in this peaceful, bright, conveniently located house with great views all year round.

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