



The Old Courthouse, Backbarrow
£465,000



The Old Courthouse

Backbarrow

Forming part of the Grade 2 listed Bigland Hall, The Old Courthouse is a well presented three bedroom conversion situated in a rural location on the Cartmel Peninsula within the Lake District National Park having fabulous countryside walks from the doorstep and with Windermere being just a 20 minute drive away.

The accommodation, which is laid to two floors briefly comprises an entrance hall, excellent breakfast kitchen and sitting/dining room to the ground floor and three double bedrooms, with one being en suite and a family bathroom to the lower ground floor. The property benefits from alternative bio mass and electric and broadband is up to 35 Mg from a wireless signal.

Outside there are well proportioned gardens and seating areas together with a stone built store/workshop, a tarn is located next to the property with amazing views and driveway parking for two vehicles and further visitor parking available.

GROUND FLOOR

ENTRANCE HALL

Both max. Double glazed door, radiator, built in cupboard housing plumbing for washer dryer, exposed beams, recessed spotlights, tiled flooring.

SITTING ROOM

22' 4" x 19' 5" (6.80m x 5.92m)

Both max. Double glazed doors, double glazed windows, two double glazed Velux windows, radiator, biomass fireplace, exposed beams, stone features.

KITCHEN

20' 2" x 12' 2" (6.14m x 3.72m)

Both max. Two single glazed windows, radiator, good range of base and wall units, generous sized breakfast bar with integrated fridge and wine chiller, sink, integrated double oven, induction hob with extractor/filter over, integrated freezer, integrated washing machine, wine fridge, exposed beams, recessed spotlights.

LOWER GROUND FLOOR

HALLWAY

12' 7" x 4' 11" (3.84m x 1.50m)

Both max. Radiator, built in cupboard housing hot water cylinder, exposed beams, recessed spotlights.





BEDROOM

13' 10" x 13' 1" (4.22m x 3.98m)

Both max. Double glazed door, single glazed window, radiator, built in wardrobe.

EN-SUITE

7' 0" x 6' 0" (2.14m x 1.82m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.

BEDROOM

14' 0" x 9' 11" (4.27m x 3.01m)

Both max. Single glazed window, radiator, recessed spotlights.

BEDROOM

13' 11" x 9' 4" (4.25m x 2.84m)

Both max. Single glazed window, radiator, fitted wardrobe, recessed spotlights.

BATHROOM

7' 1" x 6' 9" (2.17m x 2.06m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, fully tiled walls, extractor fan, shaving points, tiled flooring.





OUTSIDE

The property has some amazing grounds with a lawn to the front of the property and patio seating are which then leads to the side of the property where a generous sized landscape garden is located with an out house, rockery features, gravelled path, patio seating area and well established trees and hedges. The are communal gardens to the left of the property with is surrounded by tress and stone walls. The property also has a tarn located right next to it which is surrounded by beautiful fare reaching views.

OFF ROAD

Parking for two vehicles.

EPC RATING D

SERVICES

Mains electric, biomass heating, mains water, mains drainage.

COUNCIL TAX: BAND F

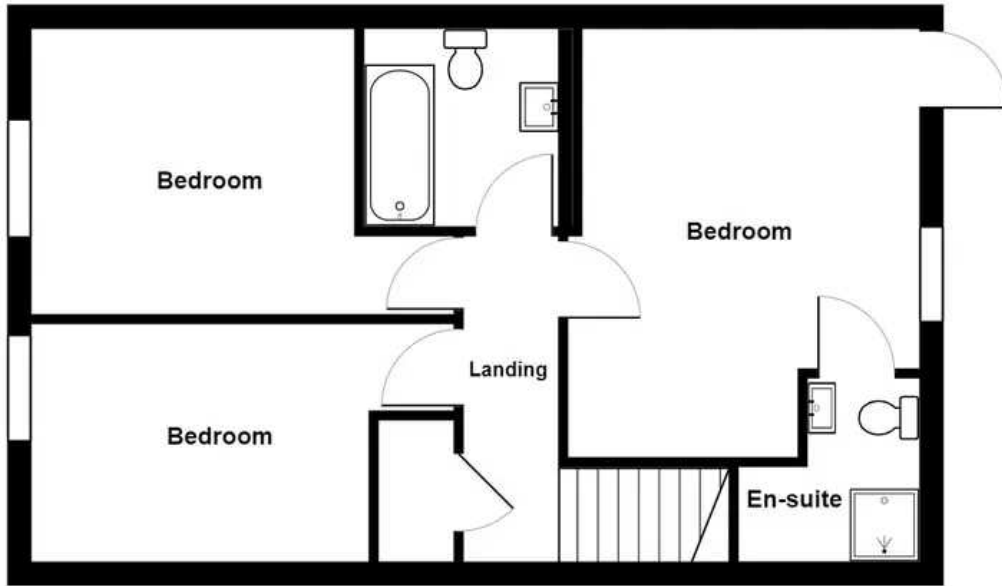
TENURE: FREEHOLD

DIRECTIONS

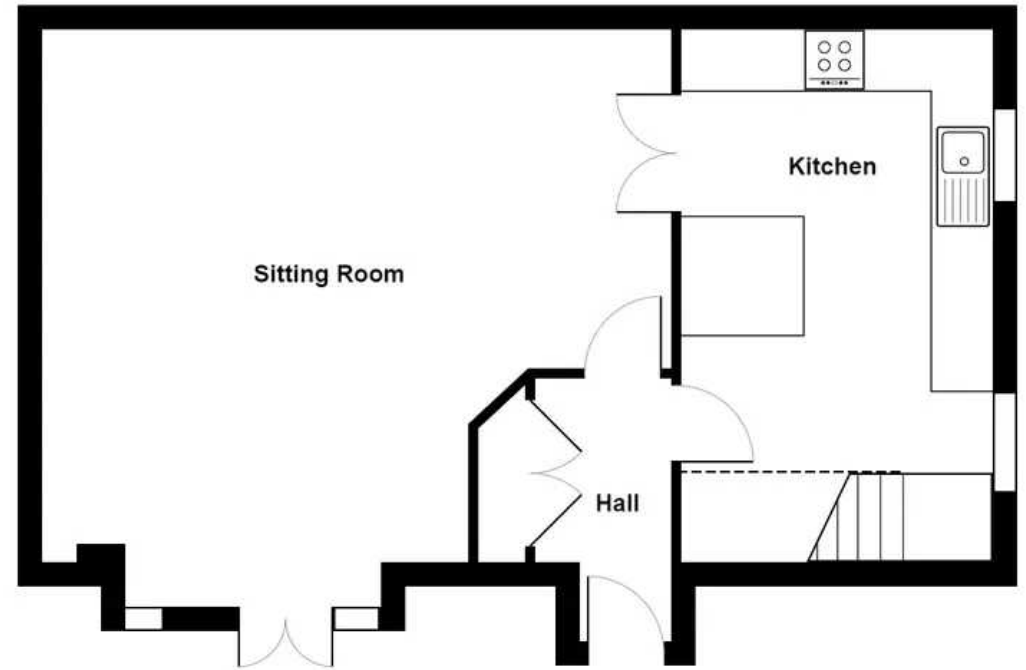
From the direction of Grange travel along the A590 towards Ulverston passing Newby Bridge to turn left into Brow Edge. Continue up the hill passing through High Brow Edge on to the junction with signs for Bigland Hall Equestrian. Turn left here continuing along the road until you see the entrance to Bigland Hall on your right. Follow the 'residents sign' for as far as you can go with to find The Old Courthouse situated on the left.

WHAT3WORDS:groom.burglars.machine





Ground Floor



First Floor

The Old Courthouse, Bigland Hall Estate, Backbarrow

Total Area: 105.3 m² ... 1134 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**