

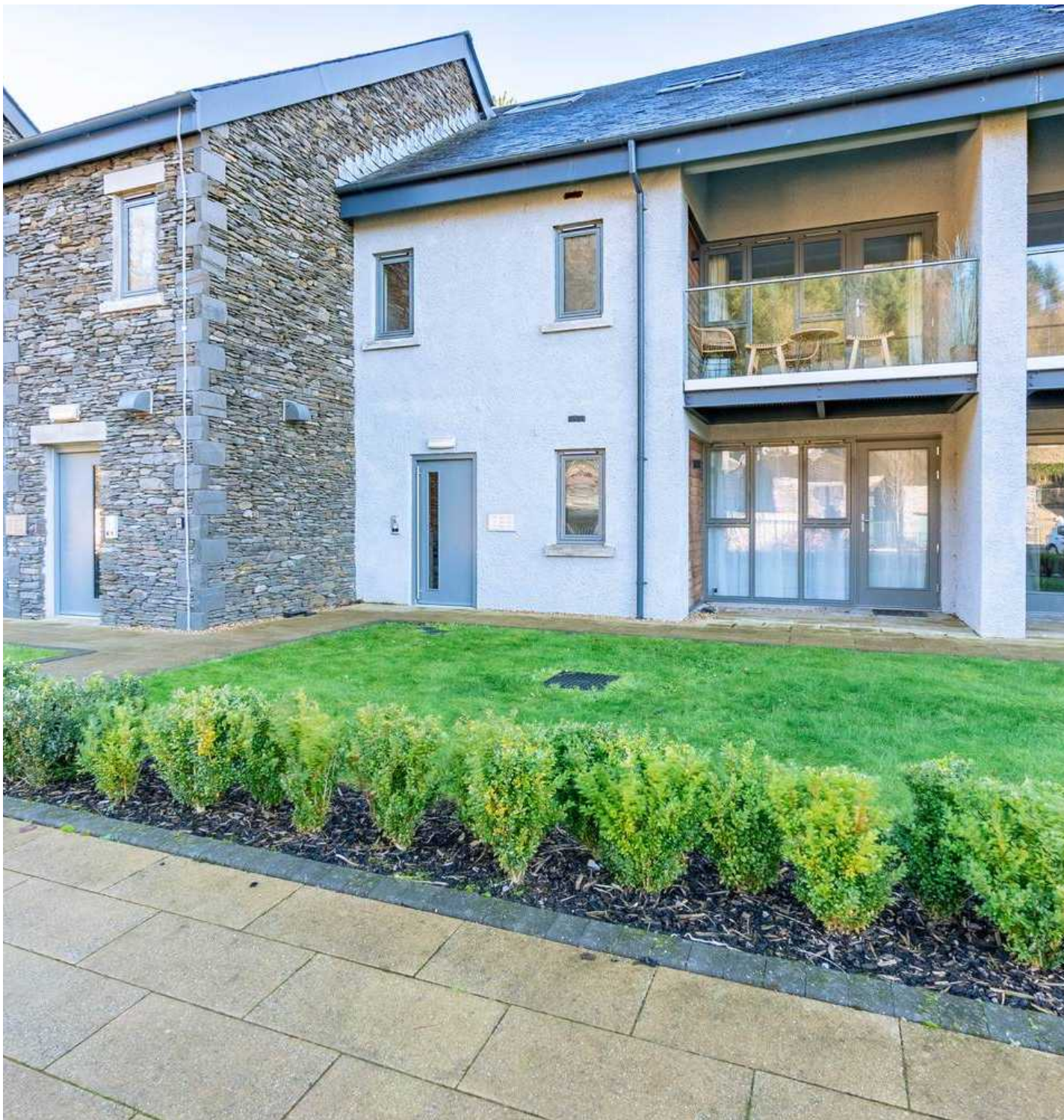


28 Ironworks Ironworks Road, Backbarrow

£240,000



Your Local Estate Agents **Thomson Hayton Winkley**



28 Ironworks Ironworks Road

Backbarrow, Ulverston

An exciting opportunity to purchase an impressive purpose-built ground floor apartment with views across the River Leven towards woodland, situated in the village of Backbarrow near Newby Bridge. Whether you are looking for a second home or holiday let, this could be the perfect location for you. It is set at the former Ironworks, which is a Scheduled Ancient Monument dating back to 1711, and is offered with no occupancy restrictions or chain.

The apartment resides just inside the Lake District National Park, near the southern boundary, therefore ideal from the M6 motorway (J36 just 20 mins away). It is a short drive from both Bowness-on-Windermere and Coniston, the home of Bluebird at the Ruskin Museum, famous for breaking the water speed record in the 1950s & 60s.

The accommodation offers an entrance hall, excellent modern kitchen with dining and living space, two spacious double bedrooms and a family bathroom. The property benefits from double glazing throughout and remotely controlled electric heating. As the development was completed in 2020, the property feels like new. The apartment comes with a 999 year lease (as at 2018).

Outside there are two allocated parking spaces closely located to the apartment, communal bike storage and communal gardens. The property has two outside seating areas, one at the front and one at the back, where one can either listen to the river flowing by, or view the periodic passing of the Lakeside and Haverthwaite Steam Railway as the sun sets.



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The local amenities include the Whitewater Hotel Spa and Leisure Club, and the property offers countryside walks from the doorstep. At Newby Bridge by the A590, The Swan Hotel offers a superb restaurant, public bar, gymnasium, relaxing spa and competitively priced marina. Slightly further afield, Holker Hall is within easy reach to the south, Sizergh Castle & Sizergh Farm Shop to the east and the market town of Ulverston to the west, which has both an M&S and large Booths (think Waitrose of the north!) supermarket. Fell Foot National Trust property is 5 minutes away at the southern end of Windermere. The upmarket village of Cartmel, with its Michelin starred restaurant, L'Enclume, and its racecourse, is another short drive away. If you are after more adventurous activities, then the central lakes and towns of Ambleside, Grasmere and even Keswick are all accessible. You are never too far from a mountain, and Gummers How provides excellent views across Windermere from only a short drive and walk away. Grizedale Forest provides a Go Ape and mountain biking opportunities. Low Wood Marina, on Windermere, offers boat hire, and beaches on the coast are within easy reach. From Lakeside, 10 minutes away, Windermere Lake Cruises offer scenic trips all the way to Bowness, Brockhole and Ambleside.

Council Tax band: C

Tenure: Leasehold

GROUND FLOOR

HALLWAY

12' 8" x 4' 6" (3.87m x 1.37m)

Both max. Radiator, built in cupboard, recessed spotlights.

LOUNGE/KITCHEN DINER

15' 7" x 13' 7" (4.75m x 4.15m)

Both max. Double glazed door, two double glazed windows, two radiators, good range of base and wall units, sink, integrated oven, Induction hob with extractor/filter over, integrated fridge freezer, dishwasher, washing machine, recessed spotlights.

BEDROOM

14' 11" x 12' 5" (4.55m x 3.78m)

Both max. Double glazed door, double glazed windows, radiator, fitted wardrobes, recessed spotlights.

BEDROOM

12' 6" x 10' 2" (3.80m x 3.11m)

Both max. Double glazed door, double glazed windows, radiator.

BATHROOM

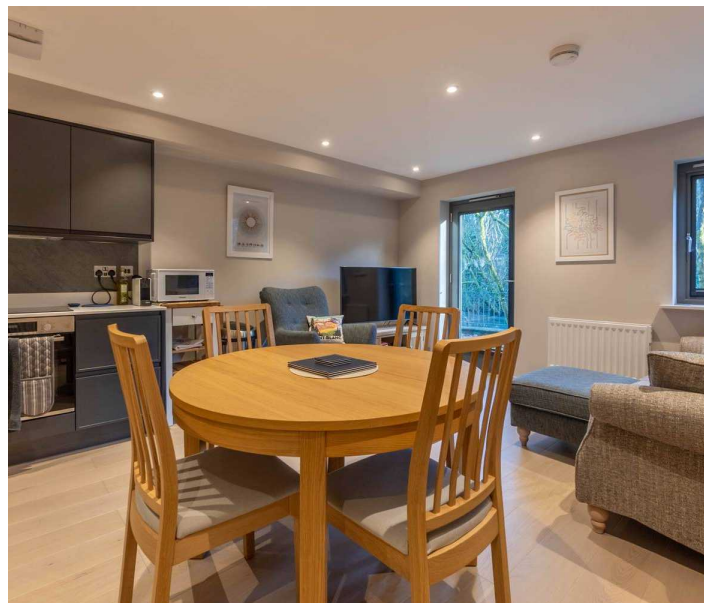
7' 0" x 5' 5" (2.13m x 1.66m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls, fitted cabinet, extractor fan, recessed spotlights, tiled flooring.

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.





GARDEN

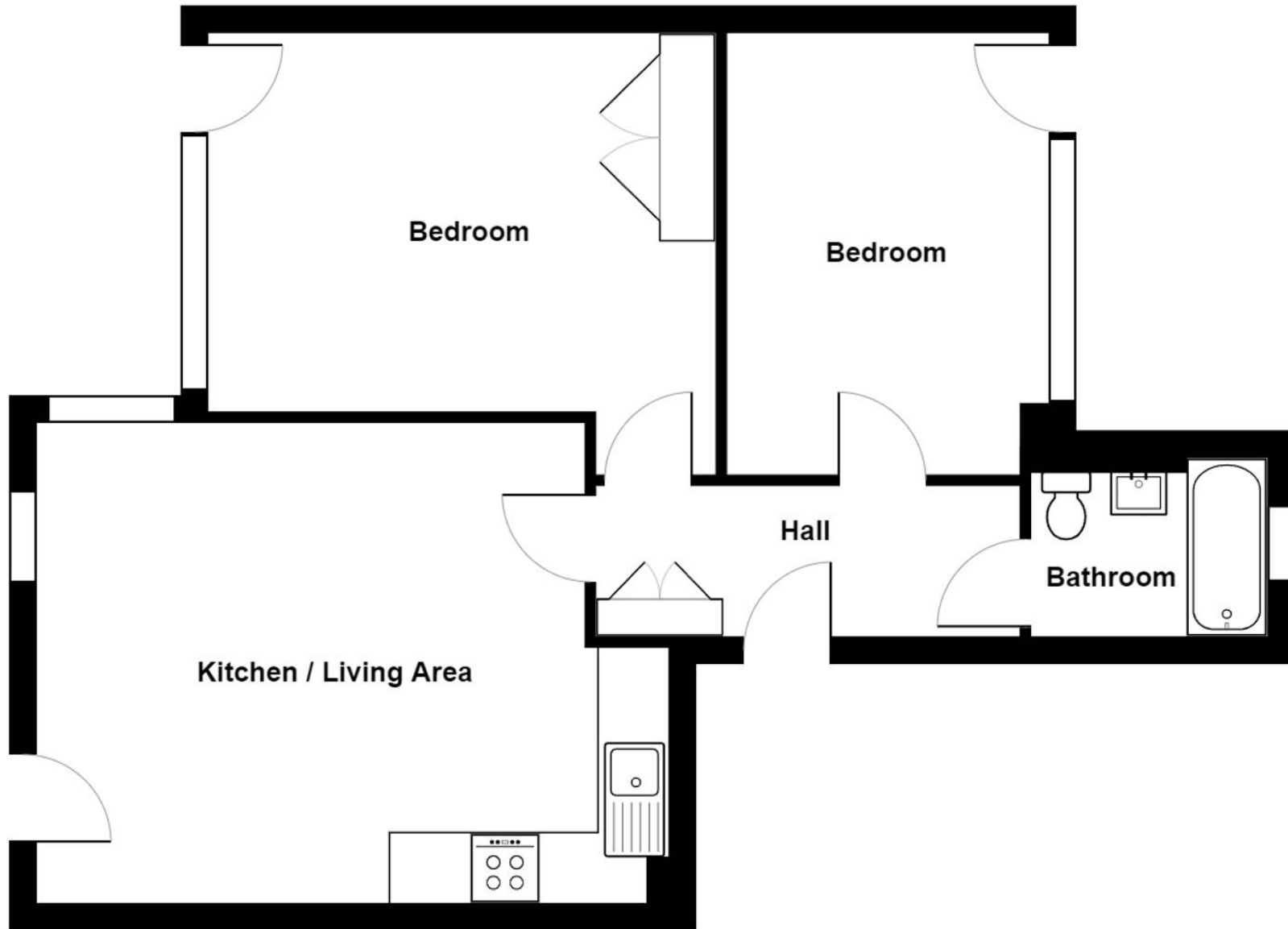
A patio seating area is allocated at the rear of the property with a walk way running along side the river.

ALLOCATED PARKING

2 Parking Spaces

Allocated parking.



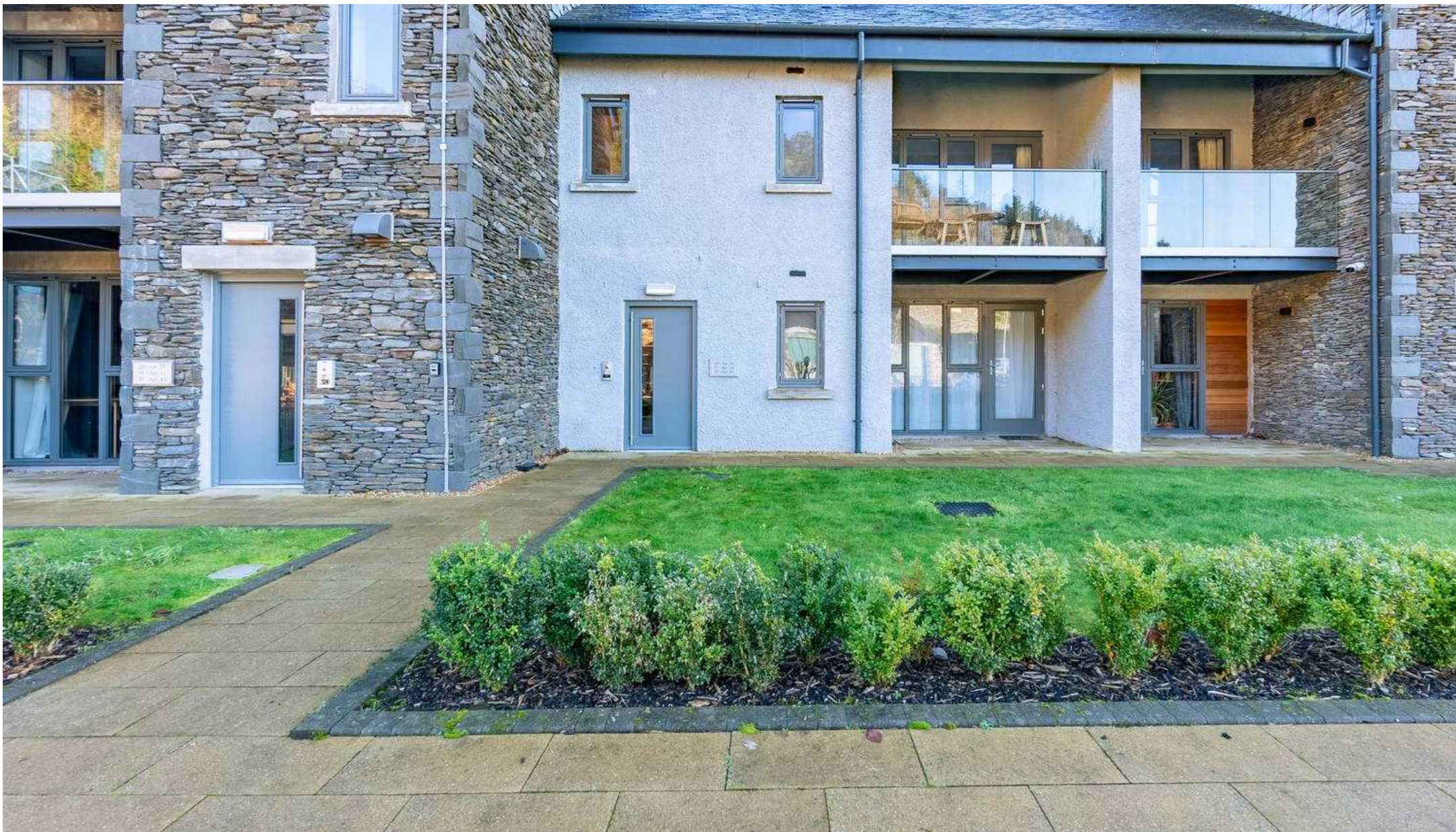


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Total Area: 57.4 m² ... 618 ft²

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

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THW Estate Agents

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

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

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