



Backbarrow

£269,000

2 Wilkinson View, Backbarrow, Ulverston, LA12 8RE

A beautifully presented 3 bedroomed (1 en-suite) Lakeland slate cottage with modern fixtures and fittings. In good decorative order, this property is ready to move straight into.

2 parking spaces, a good sized rear terrace with beautiful Lakeland views and a front South West facing patio. A local occupancy condition applies.

Quick Overview

- 3 bedroomed cottage
- 1 reception room and 2 bathrooms (1 en-suite)
- Quiet and convenient location
- Patio seating area
- Views of fells and open fields
- Close to amenities
- In good decorative order
- Local Occupancy Conditions
- Parking for 2 cars

*Superfast Fibre Broadband available



3



2



1



C



Superfast Fibre
Broadband



Off Road
Parking

Property Reference: W6050



Living Room



Living Room



Kitchen



Kitchen/Dining Room

Location: Backbarrow is a small village to the Southern end of Lake Windermere. From Windermere proceed towards Newby Bridge on the A592, bearing right at the roundabout on to the A591 towards Ulverston. Continue for approximately 1.5 miles turning right into Backbarrow sign posted Whitewater Hotel. Continue through the village and Wilkinson View is just before the school on the left. A small cul de sac of 6 similar houses.

Property Overview: Built in 2010, this mainly fronted slate cottage is immaculately presented. As you enter the property, there is a large handy porch ideal for kicking off those outdoor shoes after enjoying a walk on the fells. The living room is dual aspect giving plenty of light and the kitchen and dining room is a large light open plan room. It has a good sized bespoke kitchen which is the heart of the house, with Bosch integrated appliances of oven and induction hob with extractor over and Bosch dishwasher. There is also a washing machine/dryer and built in fridge and freezer. Solid oak work tops, LED downlighters and an engineered oak floor throughout the whole ground floor compliments the floor space. Patio doors lead out onto a patio area, ideal for sitting out and enjoying the views of the open fields and having a BBQ in those summer months. Off the kitchen is a downstairs cloakroom of WC and pedestal washbasin. To the first floor are 3 bedrooms with bedroom 1 having an en-suite consisting of pedestal washbasin and shower. A house bathroom can also be found on this floor and consists of WC, pedestal washbasin and vanity unit and bath with shower over.

Conveniently located with school and doctors are all within short level walking distance.

To the front of the property there is parking for one car and a pleasant patio seating area. Additional communal parking can be found at the end of the shared driveway, with one space specifically allocated to No.2.

To the rear of the property is a flagged patio seating area, overlooking the neighbouring field and the River Leven with lights and outdoor electric point.

The property is subject to a local occupancy restriction whereby it must be the occupants main or principle residence and certain other qualifying criteria (further details upon request).

Accommodation: (with approximate measurements)

Entrance Porch

Open Plan Dining Kitchen 22' 2" x 13' 11" max (6.76m x 4.24m)

Living Room 16' 5" x 9' 9" (5m x 2.97m)

Cloakroom

Stairs from the kitchen lead to;

Bedroom 1 12' 4" x 10' 19" (3.76m x 3.53m)

En-suite

Bedroom 2 10' 6" x 10' 0" (3.2m x 3.05m)

Bedroom 3 9' 6" x 7' 7" (2.9m x 2.31m)

Bathroom

Outside: To the front is a pleasant patio seating area and parking for 1 car. To the rear of the property is a patio seating area with views to the open field and River Leven. Further parking can be found at the end of the shared driveway.

Tenure: Each property owner is a Director of Wilkinson View Ltd which owns the freehold which is owned collectively by the property owner of Wilkinson View. Each owner makes a voluntary annual contribution (£240 in 2024) into Wilkinson View Ltd to cover the costs of maintaining the private drive, car park and communal areas as well as for 3rd party liability insurance.

Council Tax: Westmorland and Furness Council - Band B.

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: //social.fires.highlighted

Notes: *Checked on <https://www.openreach.com/> 12th February 2024 - not verified.



Bedroom 1



Bedroom 2



Rear Patio

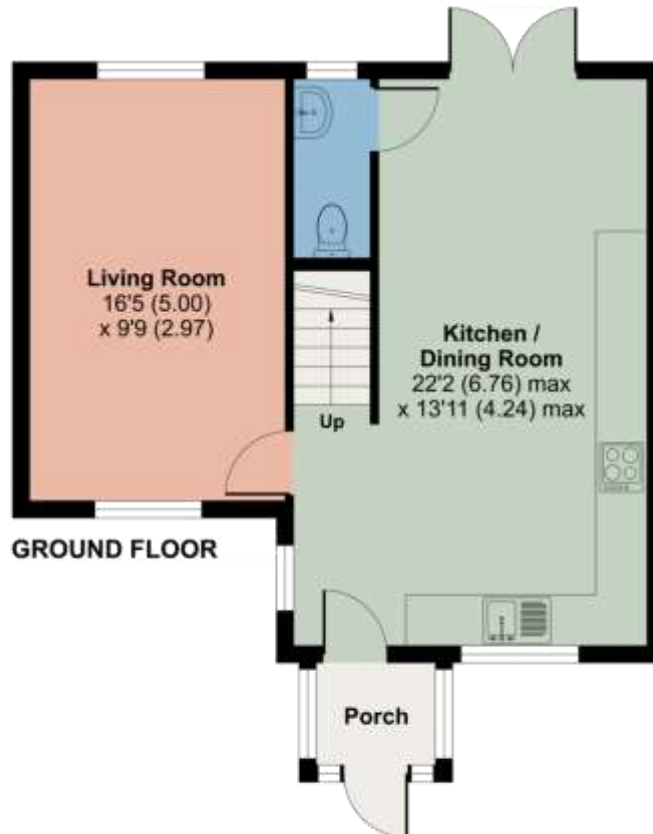


Rear Patio

2 Wilkinson View, Backbarrow, LA12

Approximate Area = 976 sq ft / 90.7 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: 1084040

A thought from the owners...*'We have enjoyed the sunlight that bathes this property in warmth combined with the views over the fells that give this family home a feeling of a celebration of nature and all that is magical about the Lakes'*.

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 14/02/2024.

Request a Viewing Online or Call 015394 44461