



2 Park House Cottages, Backbarrow
£550,000



2 Park House Cottages

Backbarrow, Ulverston

A charming semi-detached cottage located in an elevated position overlooking the village of Backbarrow sitting adjacent to Lakeside and Haverthwaite steam tourist railway. The property which is estimated to be constructed in the late 1700's to early 1800's is close to local primary schools, doctors surgery, leisure club and local pubs and restaurants. Within the southern peninsular of the Lake District National Park ensures it has easy access to Bowness on Windermere, Coniston water, Cartmel, Ulverston and on route to the Western fells.

Nestled within the picturesque setting, this stunning semi-detached cottage offers a delightful combination of traditional character and modern comforts. When arriving at the property you will find ample driveway parking which is a fantastic benefit to the property. At the front of the property there are lush flower beds which overlook the Haverthwaite railway which if timed right you can catch the steam train coming on by which is a real treat to see.

Entering the property you will find a warm and welcoming entrance hall which has many original features. The property benefits from Oak engineered flooring in every room on the ground floor except for the sitting room. Flowing past the convenient cloakroom and through into the sitting room which features a multi-fuel stove, perfect for cosy evenings by the fire, while the open plan kitchen/diner is a true focal point of the home with bi-folding doors leading to the patio garden. The kitchen is perfect for all your cooking needs, having dual fuel range with extractor over, integrated fridge freezer and dishwasher. Across from the kitchen diner is both the utility space which has all your washing needs and the downstairs W.C., which comprises a W.C., and wash hand basin.

Upstairs on the first floor there are five generously proportioned bedrooms which offer ample accommodation for family and guests. One of those rooms is currently being used as a study.

GROUND FLOOR

ENTRANCE HALL

17' 8" x 9' 4" (5.38m x 2.85m)

SITTING ROOM

15' 5" x 15' 4" (4.71m x 4.68m)

KITCHEN/DINER

16' 6" x 13' 2" (5.03m x 4.02m)

UTILITY ROOM

8' 6" x 6' 11" (2.59m x 2.10m)

DOWNSTAIRS W.C.

5' 11" x 4' 0" (1.80m x 1.21m)

FIRST FLOOR

FIRST LANDING

9' 3" x 7' 5" (2.81m x 2.26m)

MAIN LANDING

19' 9" x 6' 7" (6.02m x 2.01m)

BEDROOM

13' 11" x 10' 8" (4.24m x 3.26m)

BEDROOM

13' 11" x 9' 4" (4.24m x 2.84m)

BEDROOM

11' 10" x 7' 7" (3.61m x 2.31m)

BEDROOM/STUDY

8' 6" x 7' 4" (2.60m x 2.24m)

BATHROOM

9' 11" x 9' 1" (3.01m x 2.78m)

SHOWER ROOM

8' 10" x 6' 1" (2.68m x 1.86m)

SECOND FLOOR





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GARDEN

South-westerly facing rear garden which is enclosed by Lakeland stone walls, landscaped garden with patio seating areas, well kept lawn and stocked flower beds. To the side of the property there is a wood shed included and extra flower beds that look out over the railway line.

DRIVEWAY

4 Parking Spaces

Ample driveway parking

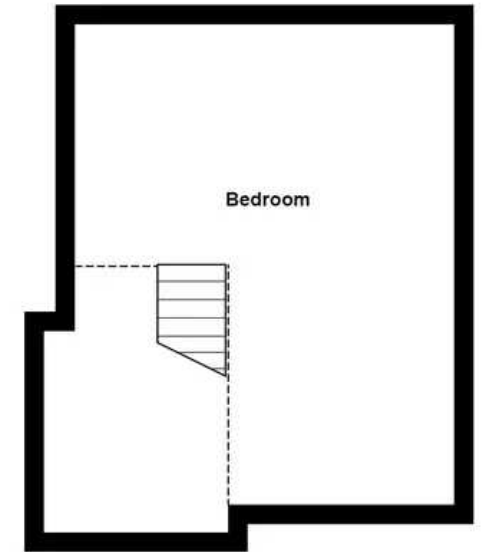




Ground Floor



First Floor



Second Floor

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Total Area: 161.5 m² ... 1738 ft²

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

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