



Backbarrow

£275,000

2 Bens Row, Backbarrow, Ulverston, Cumbria, LA12 8QL

This delightful, chain free, 2 Bedroom End Terrace, pretty Lakeland Cottage is filled with character, located in a quiet, yet convenient village within the Lake District National Park and is presented to a high standard throughout.

Comprising Sitting Room, Dining Room, Kitchen, Utility Room, 2 Double Bedrooms, Loft Room, Bathroom and Garden. Viewing is highly recommended.

Quick Overview

End Terrace - 2 Bedrooms

2 Receptions - 1 Bathroom

Lake District National Park Village

Village views

Presented to a high standard throughout

Versatile Loft Room - currently used as an

Occasional Bedroom

Exposed features

Garden

No upper chain

Superfast Broadband speed 65 mbps available*



2



1



2



E



65 Mbps



On road Parking

Property Reference: G2919



Sitting Room



Dining Room



Kitchen



Bedroom 1

Description 2 Bens Row is a delightful and very charming Lakeland Cottage which provides deceptively spacious internal accommodation and enjoys a fabulous location approx 1.5 miles from the foot of Lake Windermere.

This quaint cottage is typical of its age with low ceilings, exposed beams, deep set windows, super fireplaces and exposed stone walls, all adding to the wonderful cosy, warm and inviting feeling. Presented to a high standard throughout, having been previously used a holiday let and more recently just as a second home.

The low level front door opens into the Sitting Room which is a charming, cosy room with deep set front window, recess with beams over and original exposed stone wall. Attractive inglenook fireplace housing the wood burning stove. An open doorway leads into the Dining Room with similar, exposed stone wall and further wood burning stove. Under stairs cupboard and stairs to the First Floor. The Galley Kitchen has twin windows with pleasing outlook into the Garden. The Kitchen is furnished with an attractive range of freestanding Kitchen cabinets and benches giving a simple, modern and 'scandi' feel. Double stainless steel sink with double drainers. The Utility Area has space for washing machine and fridge freezer and wall mounted gas central heating boiler. External door to side access and Garden.

The attractive pine staircase leads to the First Floor Landing. Attractive latch doors lead to both Bedrooms and Bathroom. The Loft has a pull down ladder and is currently used as an Occasional Bedroom with 'Velux' roof windows and under eaves access.

Bedroom 1 is a double room and has exposed beams. Bedroom 2 is a spacious single room. The Bathroom has a white 3 piece suite comprising bath with shower over, pedestal wash hand basin and WC.

Outside is a gated, sunny Garden. A small level lawn with decked area, garden shed and paved seating area complete this picture. Please note the next door does have pedestrian and vehicular access over the Garden.

Location Occupying a pleasant location off the main road in Backbarrow within the Lake District National Park. The property lies a short drive from the foot of Windermere Lake and provides easy access to the whole of South Lakeland.

The nearby facilities of Backbarrow include the Whitewater Hotel Leisure Club, Primary School and Doctors Surgery. The nearest town is the market town of Ulverston, approximately 15 minutes by car which provides a variety of independant shops and supermarkets.

From Newby Bridge, take the A590 towards Ulverston and turn left signposted Brow Edge. 2 Bens Row can be found shortly on the right hand side - on street parking.

Accommodation (with approximate measurements)

Sitting Room 16' 4" max x 13' 0" max (4.98m max x 3.96m max) max

Dining Room 13' 4" max x 11' 6" max (4.06m max x 3.51m max)

Kitchen 13' 10" x 5' 5" (4.22m x 1.65m)

Utility Room 5' 5" x 5' 4" (1.65m x 1.63m)

Loft Room 13' 5" max x 12' 11" (4.11m max x 3.96m)

Bedroom 1 9' 6" max x 8' 11" max (2.9m max x 2.72m max)

Bedroom 2 15' 6" max x 6' 3" max (4.72m max x 1.93m max)

Bathroom

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 04.05.24 not verified

Business Rates: RB £1575.00, Subject to small business rate relief\???????

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/pretty.drives.whips>

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £750 £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

HolidayLet Potential: Cottages.com have projected that this property could generate 441-47 bookings for 2024 which could generate a gross income of approx £22,993 - £25,014



Bedroom 2



Bathroom



Garden

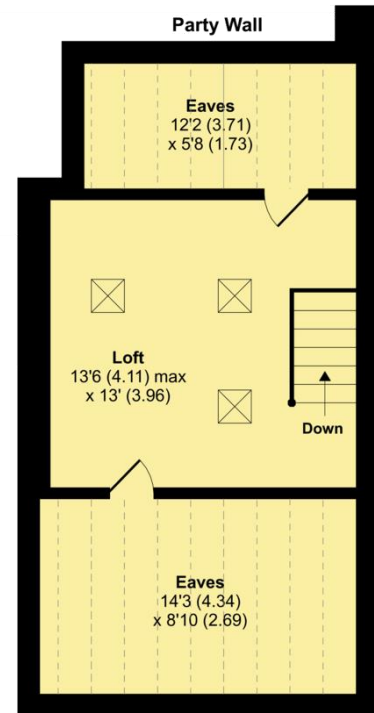


Bens Row, Backbarrow, Ulverston, LA12

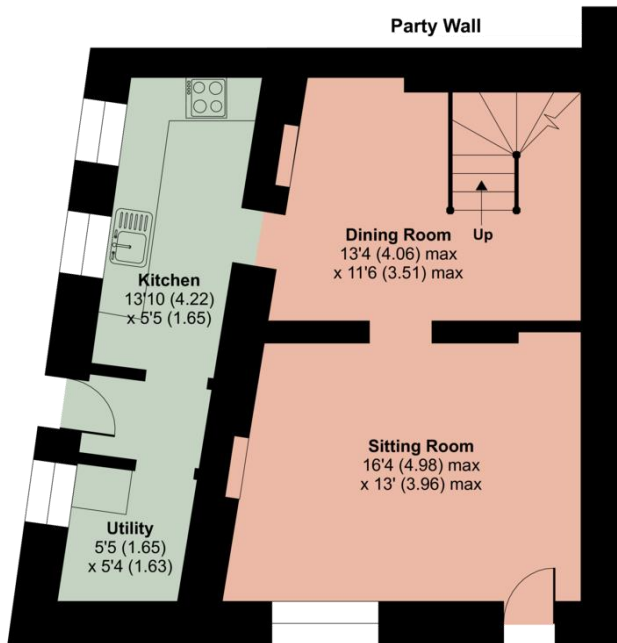
Approximate Area = 1098 sq ft / 102 sq m
 Limited Use Area(s) = 210 sq ft / 19.5 sq m
 Total = 1308 sq ft / 121.5 sq m

For identification only - Not to scale

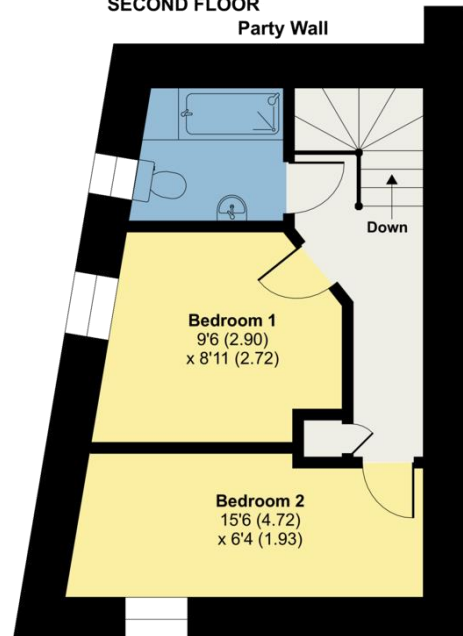
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1124657

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