



Backbarrow

£465,000

Glendale, Backbarrow, Ulverston, Cumbria, LA12 8QF

Glendale is an immaculately presented, tastefully decorated, Detached property with wonderful gardens in a super, convenient location.

This property will have a broad appeal comprising large Lounge, Dining Kitchen, Boot Room, Utility Room, 3 Bedrooms (1 En-Suite), Bathroom, Workshop, Outdoor Office/Hobbies Rooms, 2 Further stores, stunning Gardens and Parking for 3 cars.

Viewing is highly recommended.

Quick Overview

- Detached - 3 Bedrooms
- 1 Large Reception - 2 Bathrooms
- Lovely village location
- Convenient for A590
- Immaculately presented throughout
- Superb, beautifully tended Garden
- Versatile, outdoor Office/Hobbies room
- Tasteful, neutral decor
- 3 Parking Spaces
- Superfast Broadband speed 80mbps available*



3



2



1



E



80 Mbps



3 Parking Spaces

Property Reference: G2928



Lounge



Kitchen



Boot Room



Rear Aspect

Description Glendale is a real treat of a property! It is so immaculately presented it feels like a new build show home! The decor throughout is tasteful with hints of luxury and it all works perfectly with the original features of the building. It is very well thought out by the vendors who quite clearly have a good eye for design. Owned and improved by the current vendors over the past 3 years and now at the stage where it can be fully enjoyed and appreciated, a change of circumstances means the property is available for sale.

The main door opens into the Lounge. The Lounge is of very impressive dimensions and takes advantage of the most delightful views at the rear of the room into the wonderful gardens. Exposed ceiling beams, cottage plaster walls and wonderful stone fireplace with recessed wood burning stove for those cosy nights in. This room enjoys a dual aspect and benefits from a very attractive wide board, wood effect floor. The proportions of this room allow for a 'Study Nook' which is barely noticeable! and an under-stairs cupboard. A door from the Lounge leads into the Kitchen/Dining Room which is a generously proportioned room of two distinct halves. The Dining Side has a window with front aspect and fireplace recess with exposed 'Oak' beam over. The Kitchen is dual aspect with side window and larger window to the rear enjoying further lovely garden views. Furnished with a range of shaker style soft green/grey cabinets with wood work surfaces and 1½ bowl stainless steel sink unit, Electric range cooker with extractor over, integrated fridge and dishwasher. Charming, original slate floor.

A super, old latch door leads into the Boot Room with matching wall and base units, window and external door to the communal, cobbled, bin store area. The Utility Room is a good size and has excellent storage, with ample space for washing machine, tumble drier and additional freezers if required. Oil central heating boiler and stainless steel sink.

From the Lounge, stairs (with full length window and 'Velux' roof window) lead up to the First Floor where the 3 Bedrooms and Bathroom can be found. The Bathroom is spacious and has attractive tiled walls with a white suite comprising WC, corner shower enclosure, bath and pedestal wash hand basin.

Bedroom 1 is a large Double Bedroom with a very attractive, bank of bespoke, quality wardrobes and En-suite Shower Room with a white suite comprising WC, wash hand basin and shower enclosure. Recessed spot lights and complementary tiling to the walls. Bedroom 2 is also a double Bedroom with super, matching built in wardrobes. Bedroom 3 is a well proportioned single room. All Bedrooms have a front aspect.

Externally there is a large Store at the bottom of the garden, this would make a perfect Home Office, Gym, Hobbies Room



Lounge



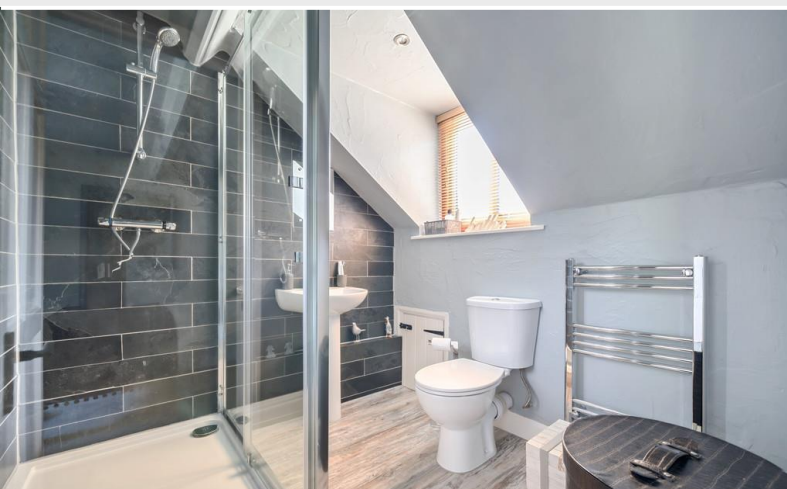
Dining Room



Utility Room



Bedroom 1



Ensuite Shower Room - Bedroom 1



Bedroom 3

etc. There is a metal store which is utilised as a Workshop - again with power and lights. There are 2 further, smaller stores, one timber and one metal.

The Garden! Wow, the icing on the cake and much much more! An absolute credit to the owners - it is very clear that somebody has some very, very green fingers and have very much loved and enjoyed this garden! Fastidiously manicured with areas of lawn, sunny decking with hot-tub, pathway leading to the central ornamental pond and many areas of colourful and well established plantings and mature trees. It really is a joy and enjoys a high level of privacy. The size is impressive too. Outdoor entertaining here would certainly impress your friends!

Location Situated in the popular Lakeland Village of Backbarrow, approx 1 mile from Newby Bridge and the foot of Lake Windermere. The property is well placed for access to all of the amenities of the Lake District National Park as well as the Furness Area and the M6 Motorway at Junction 36. Backbarrow is a popular and friendly village with Primary School and well regarded White Water Hotel with leisure facilities.

From the South follow the A590 past Newby Bridge taking the second right into Backbarrow. Go past the Whitewater Hotel and Leisure Club and the Ironworks site. Glendale is just before Leven Valley Junior School on the left hand side.

Accommodation (with approximate measurements)

Lounge 23' 11" x 19' 11" max & 17' 1" min (7.29m x 6.07m max & 5.21m min)

Dining Kitchen 12' 2" x 12' 10" (3.71m x 3.91m) + 10' 11" x 7' 3" (3.33m x 2.21m)

Boot Room 9' 6" x 4' 2" (2.9m x 1.27m)

Utility Room 8' 6" x 8' 1" (2.59m x 2.46m)

Bedroom 1 14' 8" x 9' 11" inc wardrobes (4.51m x 3.02m inc wardrobes)

En-Suite Shower Room

Bedroom 2 13' 6" inc wardrobes x 8' 10" (4.11m inc wardrobes x 2.69m)

Bedroom 3 8' 2" x 6' 11" (2.49m x 2.11m)

Bathroom

Study/Hobbies Room 15' 10" x 7' 7" (4.85m x 2.32m)

Workshop 11' 9" x 9' 3" (3.60m x 2.84m)

Timber Storage Shed 6' 0" x 6' 0" (1.83m x 1.83m)

Metal Storage Shed 5' 8" x 3' 3" (1.75m x 1m)

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 11.5.24 not



Kitchen



Bedroom 1



Bedroom 2



Garden



Garden

verified

Council Tax: Band C. Westmorland and Furness Council.

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

What3words: <https://what3words.com/unframed.ladder.films>

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 £1000 - £1100 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Meet the Team

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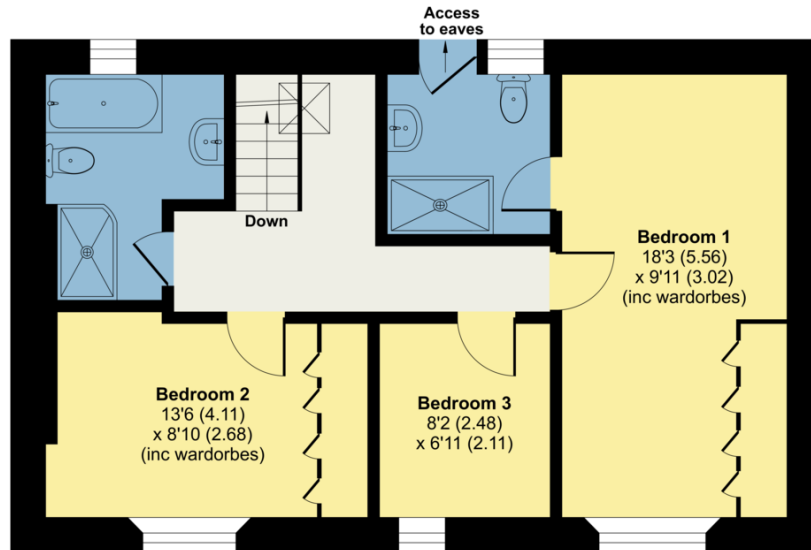
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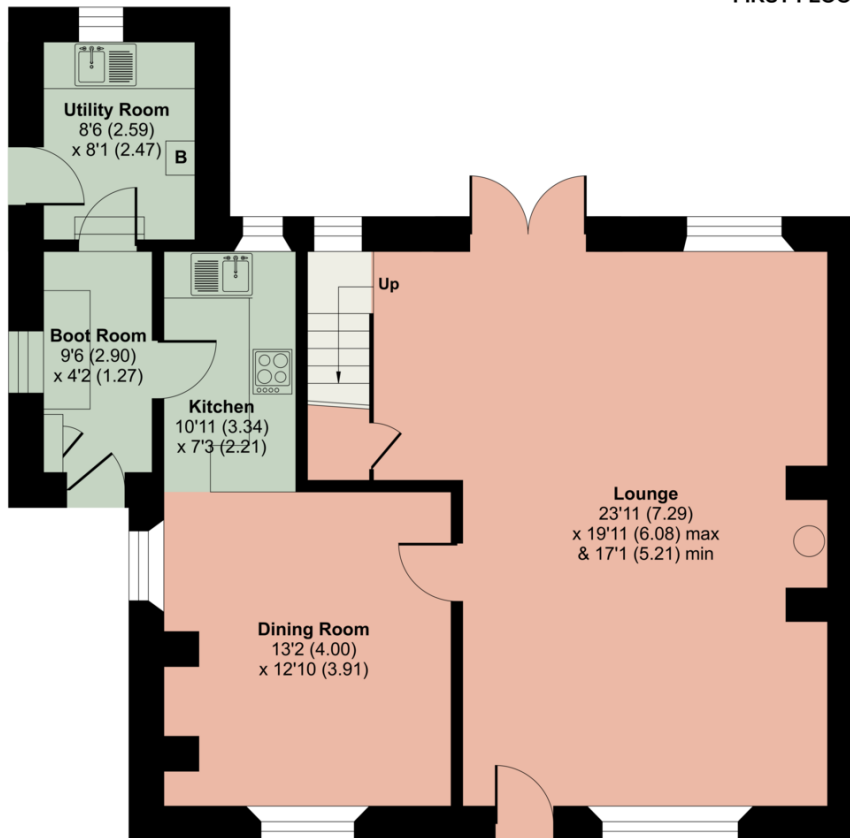
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Approximate Area = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1130593

A thought from the owners - The property is a mere 7 minutes walk from the Anglers Arms and Haverthwaite train station which has a steam engine which passes the house several times a day.

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