



# Backbarrow

£255,000

## 1 The Cottages, Backbarrow, Ulverston, LA12 8QA

An engaging mid 19th Century 2 bedroom End Terrace Cottage over 3 floors, situated in a sunny position with some lovely views and tastefully modernised by the current owners. In this popular hamlet near to the Whitewater Hotel with all its amenities and near to the Lakeland and Haverthwaite steam railway. The property would be an ideal holiday let, second home or main residence.

### Quick Overview

2 Bedroomed end terraced cottage

Large living room and 1 bathroom

Popular location

No chain

Access to South Lakeland & Furness

Good decorative order

Suitable for either a permanent home, 2nd home or holiday let

Off road private parking

Superfast fibre broadband available



2



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Superfast  
Fibre  
Broadband



Off Road Private  
Parking

Property Reference: W6093



Living Room



Living Room



Kitchen



Covered Yard

**Location:** Backbarrow is a popular village within the Lake District National Park approximately 1 mile from Newby Bridge and 2 miles from Windermere Lake. From Newby Bridge take the A590 towards Ulverston and take the turning for the 'Whitewater Hotel' on the right, proceed over the river bridge and turn right into Finsthwaite Lane. No.1 The Cottages is a few hundred yards along on the right.

**Property Overview:** This tastefully modernised 2 bedroomed end terrace cottage is over 3 floors. Dating back to around the mid 19th century, the accommodation is well presented and comprises of Entrance Porch, Lounge with wood burning stove with slate hearth and night store heater. Well fitted kitchen with built in wall and base units, Franke sink unit and electric cooker with cooker hood. The Kitchen also benefits from underfloor heating. Enclosed yard area with store cupboard and access to the rear.

Moving up to the first floor is Bedroom 2 with under stairs store cupboard and the main bathroom having a 3 piece white suite with Mira electric shower over bath, heated towel rail and linen cupboard. Finally, the second floor welcomes you to Bedroom 1 with dual aspect, store cupboard and pleasant views of woodland and Haverthwaite railway with the steam trains passing by the property.

**Accommodation:** (with approximate measurements)

**Entrance Porch**

**Lounge** 20' 2" x 12' 0" (6.15m x 3.66m)

**Kitchen** 8' 11" x 8' 4" (2.72m x 2.54m)

**Covered Yard** 9' 6" x 6' 5" (2.9m x 1.96m)

**First Floor:**

**Bedroom 2** 13' 1" max x 10' 1" max (3.99m x 3.07m)

**Bathroom**

**Second Floor:**

**Bedroom 1** 20' 3" max x 11' 11" max (6.17m x 3.63m)

**Property Information:**

**Services:** Mains water, electricity and drainage. uPVC double glazing throughout. Underfloor heating in kitchen.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band C.

**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:** ///tastings.curable.snipe

**Notes:** \*Checked on <https://www.openreach.com/> 16th May 2024 - not verified.



Bedroom 1



Bedroom 2



Bathroom

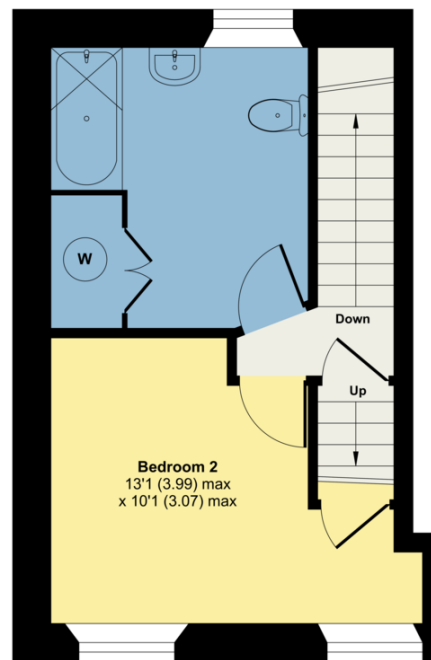
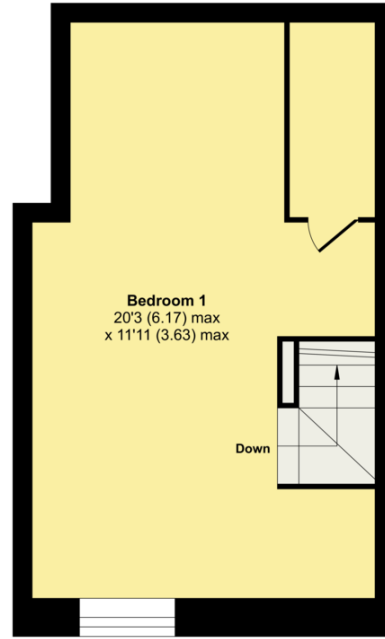
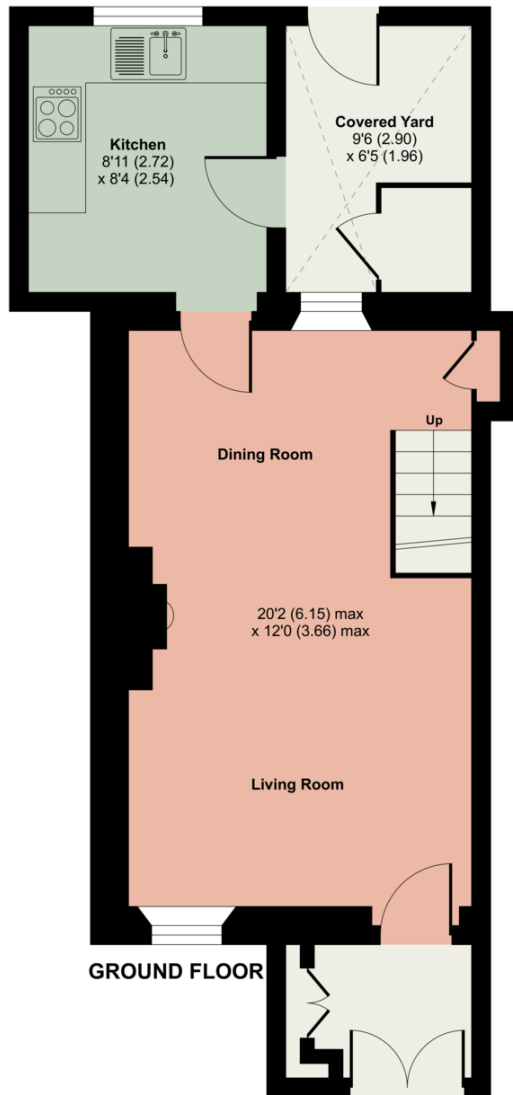


View

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Approximate Area = 922 sq ft / 85.6 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). © n|checon 2024. Produced for Hackney & Leigh. REF: 1130225

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