



3 Forresters Walk, Backbarrow

£430,000



3 Forresters Walk

Backbarrow

A charming detached cottage located in the village of Backbarrow. The property 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, Conistown water, Cartmel, Ulverston and on route to the Western fells.

This stunning detached property, situated within the southern peninsular of the Lake District National Park, presents a unique opportunity for those seeking a tranquil yet convenient lifestyle. Boasting four bedrooms, this delightful home offers ample living space, featuring a cosy sitting room with a multi-fuel stove providing warmth during cold winter nights, while offering picturesque views of the rear garden. The property is equipped with double glazing and LPG heating for utmost convenience and efficiency. The light and airy kitchen is ideal for culinary enthusiasts, complete with a breakfast island and convenient access to the garage. Upstairs the four bedrooms are complimented by a family bathroom and the main bedroom has a en-suite bathroom as well.

Outside, the property offers beautifully well-kept gardens to the front and rear, providing a serene escape for relaxation and entertaining. The rear garden boasts a delightful patio seating area, perfect for enjoying al fresco dining with space for garden furniture, surrounded by potted plants. A well-maintained lawn stretches the length of the house, adorned with established trees and hedges for added privacy. The front garden showcases a well-stocked landscape flower bed, offering ample space for planting throughout the year. Notably, the property boasts a garage with ample driveway parking to the front, ensuring hassle-free parking for residents and guests alike. In addition, there is parking available across the street, providing further convenience for multiple vehicles.

- Charming detached property
- Within southern peninsular of the Lake District National Park
- Sitting room with a multi fuel stove and views out to the rear garden
- Double glazing and LPG heating
- Light and airy kitchen with breakfast island and access to the garage
- Beautifully well kept gardens to the front and rear
- Easy access to local schools, leisure facilities, pubs and restaurants
- Garage with ample driveway parking to the front
- Access to Bowness on Windermere, Coniston water, Cartmel, Ulverston and on route to the Western fells
- Three double bedrooms and one single bedroom complimented by a family bathroom and en-suite bathroom

EPC RATING D

SERVICES

Mains electric, LPG gas, mains water, mains drainage.

COUNCIL TAX:BAND E

TENURE:FREEHOLD

DIRECTIONS

From Grange-over-Sands proceed west on the A590 to Newby Bridge and continue straight over the roundabout. After the dual carriageway take the second turning on the right signposted Backbarrow and proceed past the Whitewater Hotel crossing the river. Continue past the Ironworks and taking the right onto Forrester's Walk, follow the road keeping to the left and number 3 is on the left

WHAT3WORDS:swims.showering.baker





GROUND FLOOR

ENTRANCE HALL

6' 5" x 5' 6" (1.95m x 1.67m)

INNER HALLWAY

17' 2" x 8' 10" (5.22m x 2.68m)

KITCHEN

14' 4" x 9' 11" (4.38m x 3.03m)

SITTING ROOM

15' 9" x 14' 3" (4.79m x 4.35m)

CLOAKROOM

5' 6" x 2' 9" (1.68m x 0.83m)

FIRST FLOOR

LANDING

23' 2" x 3' 3" (7.05m x 1.00m)

BEDROOM

14' 3" x 12' 6" (4.34m x 3.80m)

EN-SUITE

7' 7" x 4' 7" (2.32m x 1.39m)

Bedroom

11' 11" x 10' 9" (3.64m x 3.28m)

BEDROOM

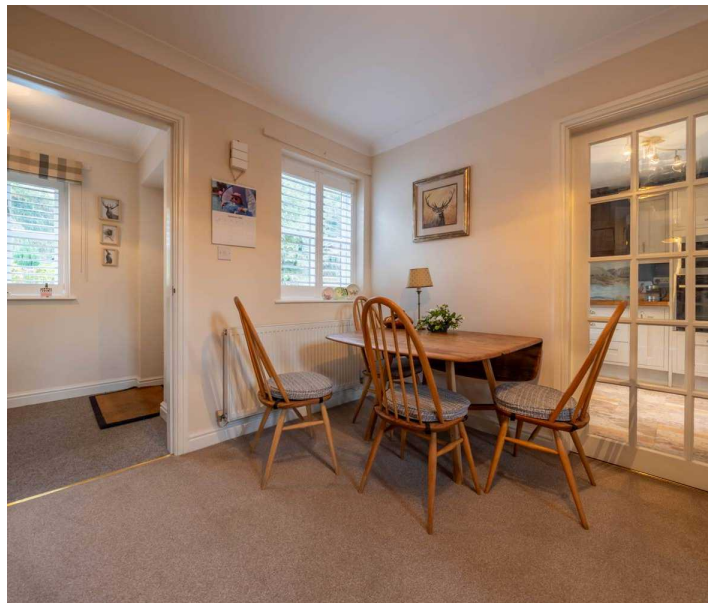
10' 9" x 9' 9" (3.28m x 2.98m)

BEDROOM

8' 1" x 7' 8" (2.46m x 2.33m)

BATHROOM

8' 8" x 7' 8" (2.63m x 2.34m)



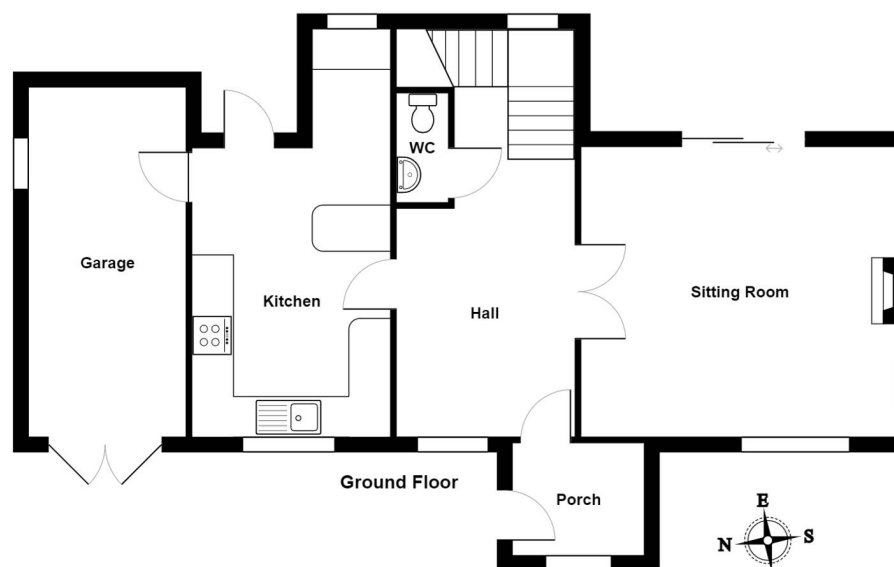








First Floor



Ground Floor

3 Forrester's Walk, Backbarrow, Ulverston

Total Area: 136.8 m² ... 1473 ft²

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