

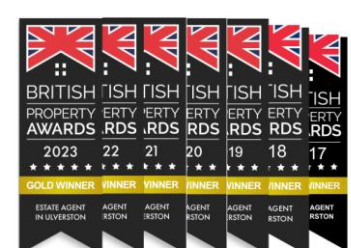
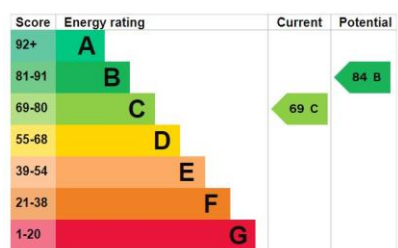
DIRECTIONS

Proceeding on the A590 towards Newby Bridge, Turn Right at Backbarrow onto Brow Edge Road, take the first turn on the right into Abbots Vue where the property can be found on the left with numbered parking opposite and additional parking under the archway.

The property can be found by using the following "What Three Words"
<https://what3words.com/shipyards.hedgehog.rationed>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, water and electricity are connected.
 PLEASE NOTE: The property was originally designed as a three bed with the rear dressing room and bedroom being two separate rooms. It could easily be re-instated to offer three bedrooms.



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.




- 1
- 2/3
- 1
- PARKING

**Grimbles Cottage, 3 Abbots Vue,
 Backbarrow, Ulverston, LA12 8RA**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Excellent modern semi detached home situated in the popular village of Backbarrow within the beautiful Lake District National Park, being approximately a mile from Newby Bridge and the foot of Windermere. Backbarrow is adjacent to the main A590 trunk Rd offering a super base for exploring the southern and western Lake District and the nearby towns of Ulverston, Cartmel & Grange-Over-Sands. The village itself has primary school, doctors' surgery as well as a hotel with leisure facilities. Beautifully presented property which has been used as both a private and commercial second home over recent years and is offered for sale vacant, with no upper chain and the option of purchasing furnishings if required. Benefiting from a high standard of presentation with uPVC double glazing and oil fired central heating system. Comprises of entrance hall, lounge with wood burning stove, kitchen/diner, utility, conservatory, WC and to the first floor two bedrooms and shower room. Completing the property is the excellent advantage of two parking spaces something which is a massive benefit to what is an excellent modern home in a lovely situation which would be perfect for both permanent and second home usage.



Accessed by way of a canopy porch giving shelter to a PVC front door with leaded and pattern glass upper pane opening into:

ENTRANCE HALL

Radiator, coat hooks and uPVC double glazed window. Electric circuit breaker control point, smoke alarm and staircase to first floor. Wooden internal door opening to:

LOUNGE

15' 4" x 11' 10" (4.67m x 3.61m)
Lovely central fireplace with slate hearth, mantle shelf and modern woodburning stove. Storage cupboards to alcove with open shelving, radiator and uPVC double glazed window to front with blind. Doors connecting to kitchen/diner and door to useful under stairs store with power light and shelving.

KITCHEN/DINER

12' 1" x 10' 2" (3.68m x 3.1m) widest points
Modern kitchen/diner fitted with an attractive range of base, wall and drawer units with rose gold handles and worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated Bosch low level oven and grill, Bosch electric hob with glass splashback and modern cooker hood over with curved glass cover. Space for freestanding fridge freezer, inset lights to ceiling, radiator and grey wood grain effect laminate style flooring. Wooden internal door to utility room.

UTILITY ROOM

5' 10" x 4' 9" (1.78m x 1.45m)
Area of matching work surface to kitchen with extractor fan, uPVC double glazed window and recess and plumbing for washing machine and slim line dishwasher. Wood grain effect laminate style flooring, oil fired boiler for the central heating and hot water system, door to WC and further half glazed door to conservatory.

WC

Low level WC and corner mounted wash hand basin. Half tiling to walls, extractor fan, inset light to ceiling and uPVC double glazed window.

CONSERVATORY

9' 6" x 7' 5" (2.9m x 2.26m)
UPVC double glazed to all sides with French doors opening to deck and further door to other side. Polycarbonate style roof, light grey wood grain effect flooring laminate style flooring and fitted blinds. Electric light, power and electric panel heater.

FIRST FLOOR LANDING

UPVC double glazed window, loft access and wooden doors to bedrooms and shower room.



BEDROOM

11' 1" x 8' 8" (3.38m x 2.64m) widest points
Double room with uPVC double glazed window to rear, radiator, TV bracket to wall and open archway to:

DRESSING ROOM

9' 0" x 6' 3" (2.74m x 1.91m)
Velux double glazed roof window and further window to rear, radiator and door to landing.

BEDROOM

10' 11" x 9' 8" (3.33m x 2.95m) widest points
Further double room with uPVC double glazed window to front with built in wardrobe area, radiator and TV bracket to wall.

SHOWER ROOM

10' 2" x 5' 4" (3.1m x 1.63m) widest points
Three piece suite comprising of WC, pedestal wash hand basin and corner shower. Tiled to walls, vinyl style tile effect floor, extractor fan and Velux double glazed roof window. Radiator and built in storage cupboard.

EXTERIOR

Immediately to the front of the property is a slate shingled forecourt area with flagged path to front door and side where there is a gate to the rear. The rear offers an attractive landscaped garden area which is enclosed. Composite deck offering a pleasant seating area, an area of artificial grass and flagged paths lead to the side where there is the oil storage tank and a further seating area beyond. There is a designated parking space to the front and a further space accessed between the houses opposite leading to an area of land.

