



Backbarrow

£335,000

14 Ironworks Road, Backbarrow, Ulverston, LA12 8RF

A stunning three-bedroom duplex apartment set in the popular Lakeland Village village of Backbarrow. This exceptional property offers a perfect blend of modern living and serene countryside charm, making it an ideal 2nd home or holiday let and is currently successfully holiday let and is hoped will be sold with ongoing bookings.

Quick Overview

- 3 Bedroom duplex apartment
- 1 Reception room
- Open plan living area
- Private entrance
- Communal gardens and a bike store
- In excellent decorative order
- Currently Holiday let
- Views of River Leven
- Designated parking for 2 cars and visitors parking

*Ultrafast broadband available



3



2



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D



Superfast
Broadband



Off Road
Parking

Property Reference: W6301



Open plan living / dining room



Open plan living / dining / kitchen area



Open plan living / dining / kitchen area



Bedroom 1

The backdrop is formed by the historic ironworks dating back to 1711 and is a Scheduled Ancient Monument with evidence of this bygone industrial age and the blast furnace was one of the first charcoal-fired blast furnaces in Cumbria and believe to be the only remaining example of its type and is still evident in the charm of the surrounding buildings and yet this is a different world from how it must have been all those years ago. Backbarrow is now by comparison something of a quiet backwater, and this apartment, a place of peace and tranquility. True, you can still sit and admire the steam trains passing to and from Haverthwaite from time to time, harking back to a different era, but the overriding feeling as you gaze out onto the River Leven is now one of restfulness.

This apartment offers its own private entrance and hallway and stepping inside, you are welcomed by the neutral décor, modern finishes and views of the River Leven. The contemporary kitchen, equipped with sleek, integrated appliances and ample storage, seamlessly flows into the dining and lounge space, creating a perfect setting for entertaining guests.

The apartment boasts three generously sized bedrooms, Bedroom 1 and 2 are on the upper floor and share an en-suite shower room with rainfall shower, wash hand basin and WC and bedroom 3 is situated on the second floor. The immaculate family bathroom, with Hansgrohe rainfall shower over bath, wash hand basin and WC is along the hallway. There is a cupboard that houses the Megaflow hot water system and one that houses the broadband and electrical board. There is also a storage cupboard on the second floor.

Outside the well presented communal gardens offer space to take a stroll or relax in the outdoors. Two designated parking spaces and visitors parking.

The viewing of this stylish apartment is recommended and is currently holiday let with the contents included (included contents, crockery, kitchenware, linens).

Accommodation: (with approximate measurements)

Private Ground Floor Entrance

Hallway & Stairway to Second Floor:

Openplan Kitchen / Dining / Living Room 17' 8" x 14' 11" (5.40m x 4.57m)

Bathroom:

Upper Floor (third)

Bedroom 1: 10' 2" x 9' 9" (3.10m x 2.99m)

Bedroom 2: 11' 5" x 9' 99" (3.50m x 2.99m)

Bedroom 3: 10' 8" x 9' 10" (3.26m x 3.01m)

En-suite Shower Room:

Eaves Store 17' 10" x 7' 10" (5.45m x 2.39m) Access to a good sized eaves store via the walk in cupboard on the upper landing. This is the whole width of the apartment with sloping ceiling and limited head height.

Parking: Designated Parking for 2 cars and visitors parking.

Property Information:

Council Tax: Westmorland and Furness Council Band C. Business Rates application submitted February 2025, still waiting for formal approval.

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

Services: The property is connected to mains water, electricity and drainage with electric heating.

Tenure: Leasehold. For a term of 999 years from and including 1 January 2018 and to and including 31 December 3016. Years remaining 992. The service charge for 2025 / 2026 is £199.06 per month. Ground Rent payable of £79.50 per annum. The development is managed by Rendall and Rittner who are RICS accredited.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words and Directions:

///revolts.leaflet.apprehend

Number 14 is situated in Backbarrow, only about a 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 to the Furness Area and the M6 along the A590. From the South follow the A590 past Newby Bridge turning right into Backbarrow. Pass the Whitewater Hotel and Leisure Club and shortly after you will see this distinctive development on your left hand side. On entering The Ironworks, you will find number 14 towards the southern end of the development (right as you enter) and has its own dedicated private ground floor entrance.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



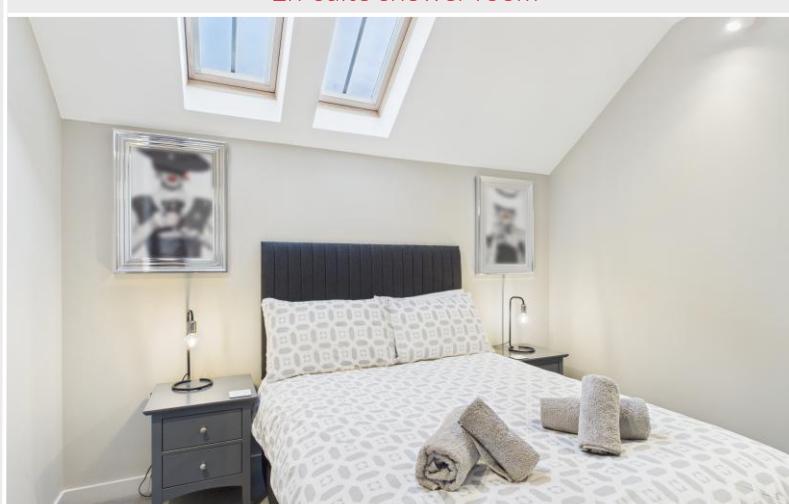
Bathroom



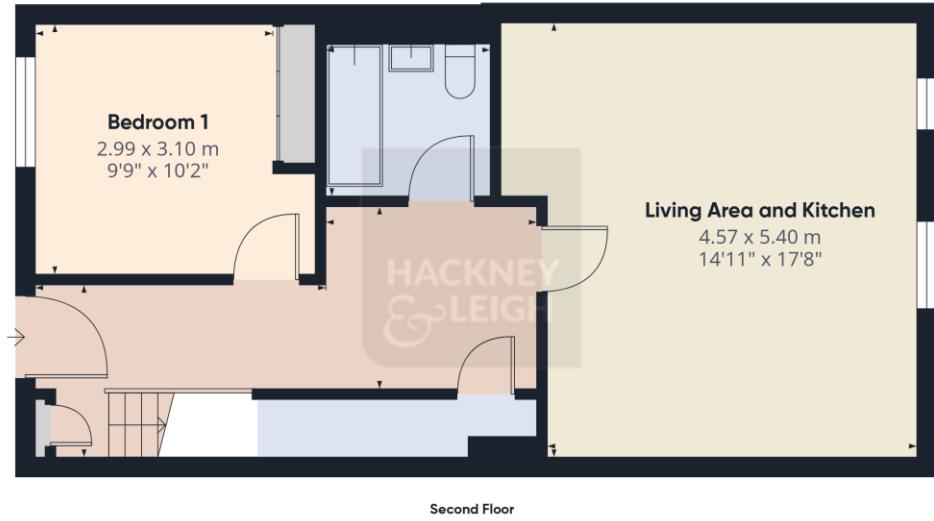
Bedroom 2



En-suite shower room



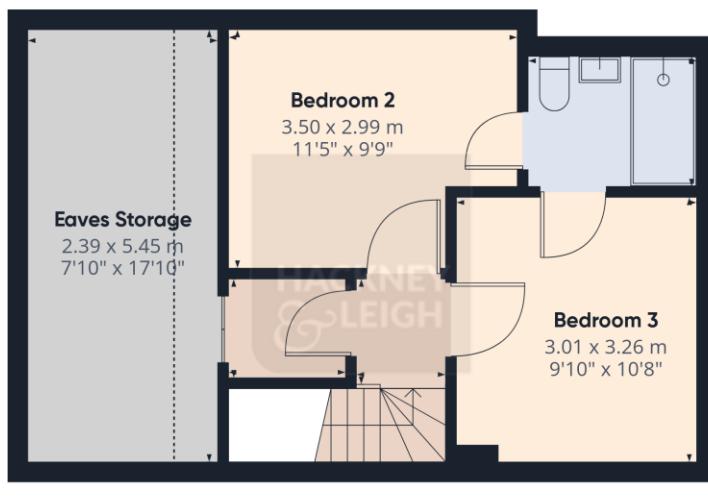
Bedroom 3



Approximate total area⁽¹⁾

95.4 m²
1027 ft²

Reduced headroom
8.9 m²
96 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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