



## Backbarrow

£319,000

2 Fell Side, Backbarrow, Nr Ulverston, Cumbria, LA12 8QW

This recently upgraded home features solar panels and an energy-efficient heat pump designed to slash energy bills and reduce your carbon footprint for long-term savings and a more sustainable lifestyle. This super, Semi-Detached, incredibly deceptive and versatile home is located in the popular LDNP village of Backbarrow.

This Eco friendly property has been enhanced by some lovely improvements over the years and now comprises Porch, Hallway, Study, Lounge, Sun/Dining Room, Kitchen, Utility Room, Cloakroom, 3 Bedrooms, Bathroom, Integral Garage with mezzanine storage, Workshop, Gardens and Parking.

This property is subject to a local occupancy clause however, Westmorland and Furness Council have indicated 'There is a potential for a buyer to apply for discretionary consent' - meaning there is a possibility of purchasing this property as a permanent residence even if you do not comply with the stated local occupancy clause.

### Quick Overview

Semi-Detached - 3 Bedrooms

2 Receptions - 1 Bathroom

Village within the Lake District National Park

Easy access to the Inner Lake District

Quiet, friendly village

Pleasing views front and rear

Eco Friendly – Heat Pump and Solar panels

Local Occupancy Restrictions Apply

Garden, Garage & Parking

7kW Myenergi Zappi EV charger

Superfast Broadband available\*



3



1



2



B



Superfast  
Broadband



Garage & Parking

Property Reference: G2972





Hall



Lounge



Kitchen



Office

**Description** 2 Fell Side really is a super property that offers so much. The deceptive dimensions, delightful views, versatile layout, modern Kitchen, Garage with extra storage and even climbing wall, super Conservatory and recently created, delightful, rear Patio space are just a few of the many positives this property has to offer. The property has recently had solar panels installed, cavity wall insulation and an 8kw heat pump – which heats the radiators and hot water. This lovely home will have a broad appeal but we imagine in particular it will appeal to families particularly with the excellent transport links to Ulverston, Barrow and the South Lakes. There is a local Primary School within easy reach - in fact a picturesque, safe walk (under the A590) makes it a very safe journey!

The first impression is the very attractive, modern, navy blue door - lovely! The leads into the Porch - a very useful space for wet coats and muddy boots and door into the Integral Garage. Attractive, original door into the Hallway with wood effect laminate flooring, stairs to First Floor and doors to Ground Floor rooms. The cleverly created Study is snug but makes a perfect Office for the Home Worker and importantly does not use up a valuable Bedroom! This well placed room has an internal window, built in desk and shelving. The Kitchen is furnished with a good range of attractive high gloss, sleek, off white wall and base cabinets with matching worktops and inset 1½ bowl sink. Plumbing for washing machine and space for under-counter fridge. Fabulous recessed Range cooker and side door to undercover walkway which leads to the Utility Room with power and light and provides ample space for washing machine, dryer and freezers if required. Next to this is the ever useful ground floor 'loo'! External door to Rear Patio Garden and further access to the Integral Garage.

From the Kitchen there is open access to the super Sun Room/Conservatory which is currently used as a Dining Room. This lovely room is of course very light and sunny and also has open country field views. Open (access also from Hallway) to Lounge. The Lounge is full depth and spacious with charming wood burning stove and mantel over. The window to the front enjoys pleasing views into the Front Garden and to 'The Heights' beyond. Recessed shelving. From the Hallway, stairs lead to the First Floor. Bedrooms 1 and 2 are both spacious doubles, both with recessed wardrobe (Bedroom 1 also has a separate storage cupboard and both enjoy delightful views over the village towards 'The Heights'. Bedroom 3 is a good sized single with rear aspect and charming country views. The Bathroom has a white suite comprising bath with shower over, pedestal wash hand basin and WC.

Externally, to the rear is a delightful, recently created paved Patio area which is completely private and enjoys wonderful countryside views. Complete with lovely pergola, all ready for some fragrant climbing plants - this is a lovely outside space for entertaining or to enjoy peaceful outdoor dining and evening drinks. The front has a sunny paved seating area and piece of level lawn with enough space for the children to have a kick around and some outdoor play. It is gated and enclosed by a hedge and has Parking for 2 cars in front of the Garage. There is a 7kW Myenergi Zappi EV charger on the outside wall on the drive. A 3rd car can be parked in the space in front of the garden as well as the 2 on the drive

This property is subject to a Local Occupancy Clause however, Westmorland and Furness Council have indicated 'There is a





Lounge



Kitchen





Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

potential for a buyer to apply for discretionary consent' - meaning there could be a possibility of purchasing this property as a permanent residence even if you do not comply with the stated local occupancy clause.

**Location** Fell Side occupies a pleasant location off the main road in Backbarrow within the Lake District National Park. The property lies a short drive from the foot of Windermere Lake and provides easy access to the whole of South Lakeland.

The nearby facilities of Backbarrow include the Whitewater Hotel Leisure Club, Primary School and Doctors Surgery. The nearest town is the market town of Ulverston, approximately 15 minutes by car which provides a variety of independent shops and supermarkets.

From Newby Bridge, take the A590 towards Ulverston and turn left signposted Brow Edge. 2 Fell Side can be found part way up the hill on the left hand side.

What3words. <https://what3words.com/subplot.darts.kindness>

**Accommodation (with approximate measurements)**

Porch

Hallway

Study 5' 9" x 5' 7" (1.75m x 1.7m)

Lounge 17' 5" x 11' 11" max (5.31m x 3.63m max)

Conservatory 10' 7" x 9' 10" (3.23m x 3m)

Kitchen 14' 3" max x 9' 5" (4.34m max x 2.87m)

Utility Room 6' 5" x 5' 6" (1.96m x 1.68m)

WC

Bedroom 1 11' 6" x 8' 10" (3.51m x 2.69m)

Bedroom 2 9' 3" x 8' 10" (2.82m x 2.69m)

Bedroom 3 8' 8" x 7' 4" (2.64m x 2.24m)

Bathroom

Integral Garage 16' 2" x 7' 1" (4.93m x 2.16m)

**Services:** Mains electricity, water and drainage. LPG to gas stove. 8kw heat pump installed (heating and hot water). Which we are advised has an efficiency of between 500% to 800% for the heating of the house using the heat pump. This results in extremely low house running costs 10 Solar panels on the rear (4kw) which creates excess power in a day for free EV charging or selling back to the grid at 15p/kwh or more. Cavity wall insulation installed 2025

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

**Local Occupancy Restriction:** This property is subject to a 'Local Occupancy Clause' which states that:-

"The occupation of each of the dwelling houses hereby permitted shall be limited to the following description of persons:

- A person currently employed for the period of three years in the locality; or
- A person who has, for the period of three years immediately preceding his occupation, had his only or principal residence in the locality.

In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person".





View



Dining Conservatory





Rear Garden



Garage



Front Garden and Driveway

However, Westmorland and Furness Council have indicated 'There is a potential for a buyer to apply for discretionary consent' - meaning there could be a possibility of purchasing this property as a permanent residence even if you do not comply with the stated local occupancy clause.

**Council Tax:** Band B. Westmorland and Furness Council.

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

**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 £900 – £950 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Anti-Money Laundering Regulations (AML):** 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).



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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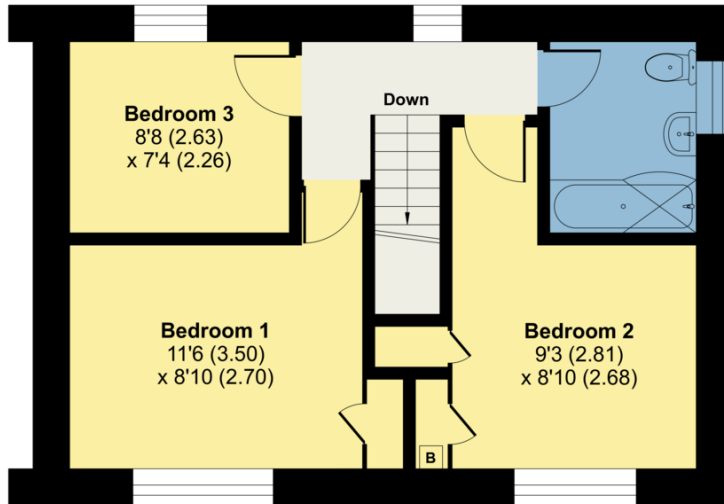
# Fell Side, Backbarrow, Ulverston, LA12

Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1309 sq ft / 121.5 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: 1174382

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