



Backbarrow

£320,000

37 Ironworks, Ironworks Road, Backbarrow, Nr Ulverston, Cumbria, LA12 8RF

With the modern, urban loft Apartment feel this chain free, high quality conversion is the perfect permanent home, or just as ideal for the investor, holiday lets or second home seeker, there are a real mix of property owners for this one. This development was completed to a high standard in 2019 and there are a variety of unique, modern and distinctive Apartments.

The 'Ironworks' is perhaps the stand-out development of new accommodation within the Lake District National Park in recent years and it is rare to find new Apartments which are not subject to a local occupancy restriction. These fabulous homes can be lived in, holiday let, long term let or enjoyed simply as the perfect "lock up and leave" weekend retreat. No.37 is particularly special being very spacious and is arranged over the first and second floors.

Quick Overview

- Wonderful views over the River Leven
- Edge of village location
- Within the LDNP
- Delightful walks from the doorstep
- Easy access to the inner Lake District
- Spacious, light rooms
- Neutral, modern decor
- 1 Parking Space
- No upper chain
- Ultrafast Broadband

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Ultrafast
Broadband
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1 Parking
Space

Property Reference: G3022



Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen



Kitchen



Balcony

37 Ironworks is just as impressive inside as it is out. The rooms are spacious and light, the decor tasteful and neutral - it will have a broad appeal and is turn key ready. Unusually, this Apartment is arranged over 2 floors so definitely has more of a contemporary house feel. The communal stairwell is well maintained and stairs lead up to the private entrance door which opens into the Hallway with understairs storage cupboard. Recessed ceiling spot lights and wide board grey wood effect flooring. The Open Plan Living/Dining/Kitchen is dominated by the view through the glass doors to the superb Balcony. This room is spacious enough for all 3 functions and has a continuation of the grey wood effect flooring. The Kitchen occupies approximately a third of this space and has very attractive, sleek, dark grey wall and base cabinets with white 'silestone' work surface and inset sink. Integrated fridge freezer, washing machine and dishwasher. Built in electric oven and ceramic hob. Two windows to the rear and large glazed doors lead on to the Balcony. What a lovely space! Covered so as to be enjoyed whatever the weather, catching the morning sun and enjoying the wonderful view of the river. Bedroom 2 is a good sized double with 2 fitted double wardrobes and a front aspect with views towards Haverthwaite Heights. The Bathroom has attractive tiled walls and a modern 3 piece white suite comprising WC with concealed cistern, bath with rain shower over and wall mounted wash hand basin. Wall mounted towel rail.

From the Entrance Hall stairs lead up to the Second Floor where there are a further 2 Bedrooms. Bedroom 1 is a good sized double with roof window and charming rear view over the river. Bedroom 2 is a smaller double with twin roof windows and eaves storage. The Shower Room serving this floor is a very similar style to the Bathroom below but having a shower enclosure instead of a bath.

Externally there is a private Parking space and Visitor Parking.

Location This wonderful Apartment is situated in the popular Lakeland Village of Backbarrow, approx 1 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 the Furness Area and the M6 Motorway at Junction 36.

The backdrop is formed by the historic Ironworks, with evidence of this bygone industrial age still evident within the site. Backbarrow is now by comparison something of a quiet backwater, and this Apartment is 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.

From the South follow the A590 past Newby Bridge taking the second right into Backbarrow. Go past 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 37 is located fairly centrally.

What3words -

<https://what3words.com/clotting.trombone.porch>

Accommodation (with approximate measurements)

Entrance Hall

Open Plan Living/Dining/Kitchen

Balcony 10' 2" x 5' 6" (3.12m x 1.70m)

Bedroom 2 11' 5" x 9' 9" plus dormer (3.48m x 2.98m plus dormer)

Bathroom

Bedroom 1 10' 4" x 9' 6" (3.17m x 2.90m)

Bedroom 3 13' 10" x 7' 4" max (4.22m x 2.24m max)

Shower Room

Services: Mains electricity water and drainage. Electric heating.

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated the 1st January 2018.

Council Tax: Band C. Westmorland and Furness Council.

Management Charges/Ground Rent Ground Rent: £275 per annum paid every 6 months ie (£137.50 every 6 months)
Ground Rent review: 1 Jan 2028 and every 10 years (RPI adjusted)

Service Charge: £2165.60 per annum - £541.40 paid quarterly

Reserve Fund: paid quarterly currently £13.38 every quarter (previously was £56.85 quarterly)

Building Insurance: paid quarterly currently £232.55 every quarter

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £1000 - £1100 per calendar month. For further information and our terms and conditions please contact the 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).



Bedroom 1



Shower Room



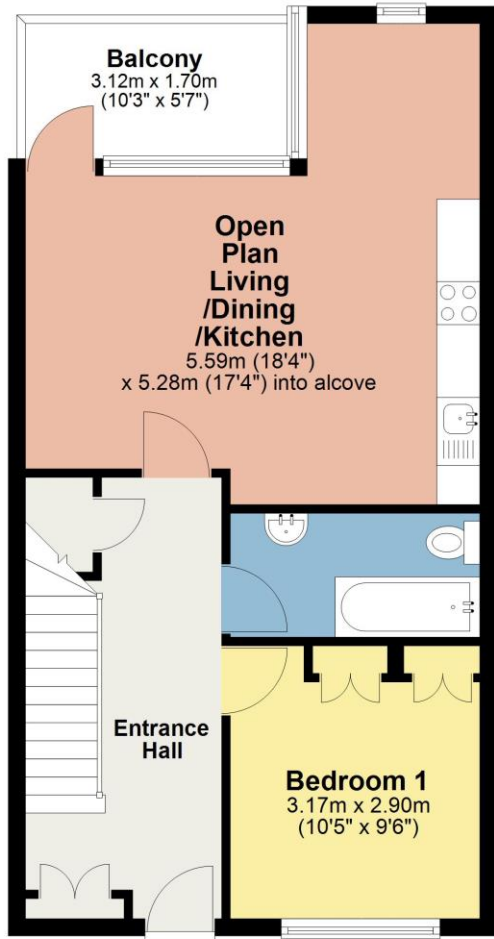
Bedroom 2



Ironworks and Surrounds

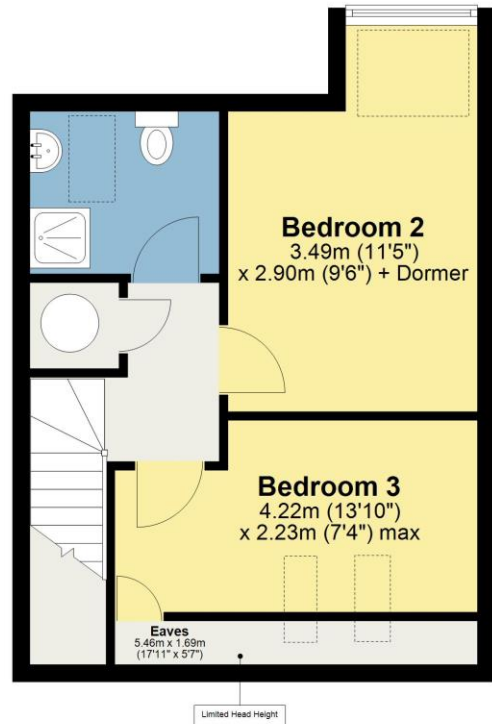
Third Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Fourth Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 83.7 sq. metres (900.5 sq. feet)

A thought from the owners - "Our home is filled with natural light, offering a bright and airy space with beautiful views at the foot of the Lake District."

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