



Backbarrow

£230,000

Valley View, 2 Brow Edge, Backbarrow, Nr Ulverston,
Cumbria, LA12 8QX

Set in the quiet village of Backbarrow, 2 Brow Edge is a delightful chain free property that perfectly captures the charm of countryside living. Located in the Southern Lake District within the LDNP, this charming Mid Terraced Cottage offers a unique blend of tranquillity and accessibility, making it an ideal retreat for those seeking a peaceful lifestyle without sacrificing convenience. Early viewing is recommended, No upper chain.

This welcoming and cosy property will appeal to a variety of different buyers and comprises 2 Reception rooms, fitted Kitchen, 2 Double Bedrooms and Bathroom. Forecourt Garden and good size Rear Garden with storage Sheds, Summerhouse and Wood Store.

Quick Overview

Mid Terraced Cottage
Fabulous views - Quiet village location
2 Reception rooms
2 Double Bedrooms
Modern Fitted Kitchen and appliances
Good Size Rear Garden with Patio Area
Summerhouse/Shed and Wood Store
On road parking
No Upper Chain
Standard Broadband Available



2



1



2



E



Standard
Broadband



On road Parking

Property Reference: G3037



Sitting Room



Dining Room



Kitchen



Bedroom 1

This charming countryside retreat awaits you!

This lovely charming 'Mid' Terrace Cottage is situated in an elevated location and has some fabulous views over the Furness Peninsula. The Entrance Porch leads in to the Sitting Room with mock fireplace and electric fire. A door leads you to the Dining Room with picture recess and ample space for dining furniture and stairs up to the First Floor. Two steps lead down in to the Kitchen which is well appointed with cream wall and base cabinets with complementary worktops and inset sink. Integrated fridge-freezer, electric oven, hob and built in microwave. Door to rear Porch.

From the Dining Room stairs lead to the First Floor where there are 2 Double Bedrooms and a Bathroom. There is also access to the loft. Bedroom 1 has 2 storage cupboards (1 housing the hot water cylinder) and some fabulous views down the valley. Bedroom 2 has a lovely outlook over the rear Garden. The Bathroom has a 3 piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls and Velux window.

Outside the rear Garden offers a perfect space for relaxing and also includes a patio area together with Summer House. There is a small Workshop/ Log Store and Storage Shed.

There is on road Parking to the front of the property.

Location: 2 Brow Edge 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 the A590 follow the road from Grange over Sands in the direction of Ulverston//Barrow in Furness. At Newby Bridge Roundabout, take the 1st exit and follow the road for approx 1 mile. Take the left turn signposted Brow Edge and proceed up the hill. 2 Brow Edge is at the top of the hill on the left hand side and is 1 of 4 terraced cottages.

what3words:

<https://what3words.com/serenade.modes.october>

Accommodation (with approximate measurements)

Porch

Sitting Room 12' 3" x 10' 2" (3.73m x 3.1m)

Dining Room 13' 1" x 11' 9" inc staircase (3.99m x 3.58m inc staircase)

Kitchen 12' 0" x 7' 7" (3.66m x 2.31m)

Back Porch

First Floor

Bedroom 1 13' 8" max x 12' 5" max (4.17m max x 3.78m max)

Bedroom 2 13' 10" x 10' 0" (4.22m x 3.05m)

Bathroom

Workshop 11' 2" x 8' 1" (3.4m x 2.46m)

Outside Store

Summer House

Services: Mains water, electric and drainage. Electric radiators.

Council Tax: Band C - Westmorland and Furness Council.

Tenure: Flying Freehold. Vacant possession upon completion.

Note - Pedestrian access to be given at all times to the rear of the property along the pathway.

Material Information: There is a mixture of aluminium and uPVC double glazed windows.

Note: We are unable to confirm the adequate functions of any appliances or installation.

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.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £675 – £700 per calendar month. For further information and our terms and conditions please contact the Office.

Anti Money Laundering Regulation (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).



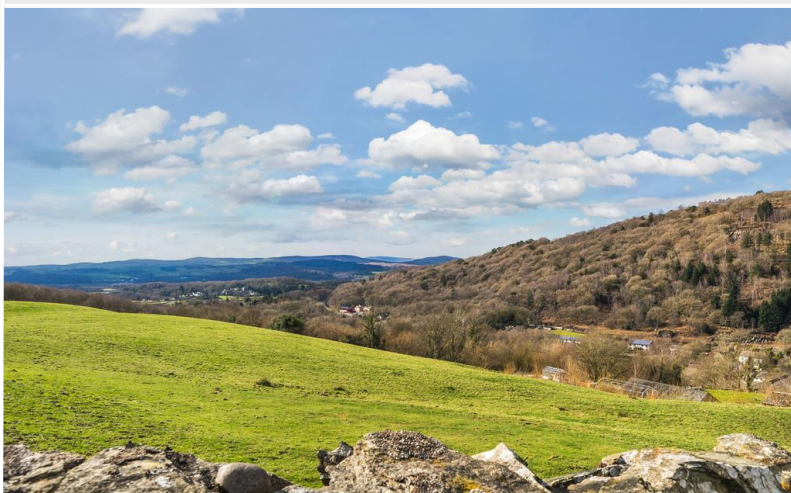
Bedroom 2



Bathroom



Rear Garden



Views along the Valley

Brow Edge, Backbarrow, Ulverston, LA12

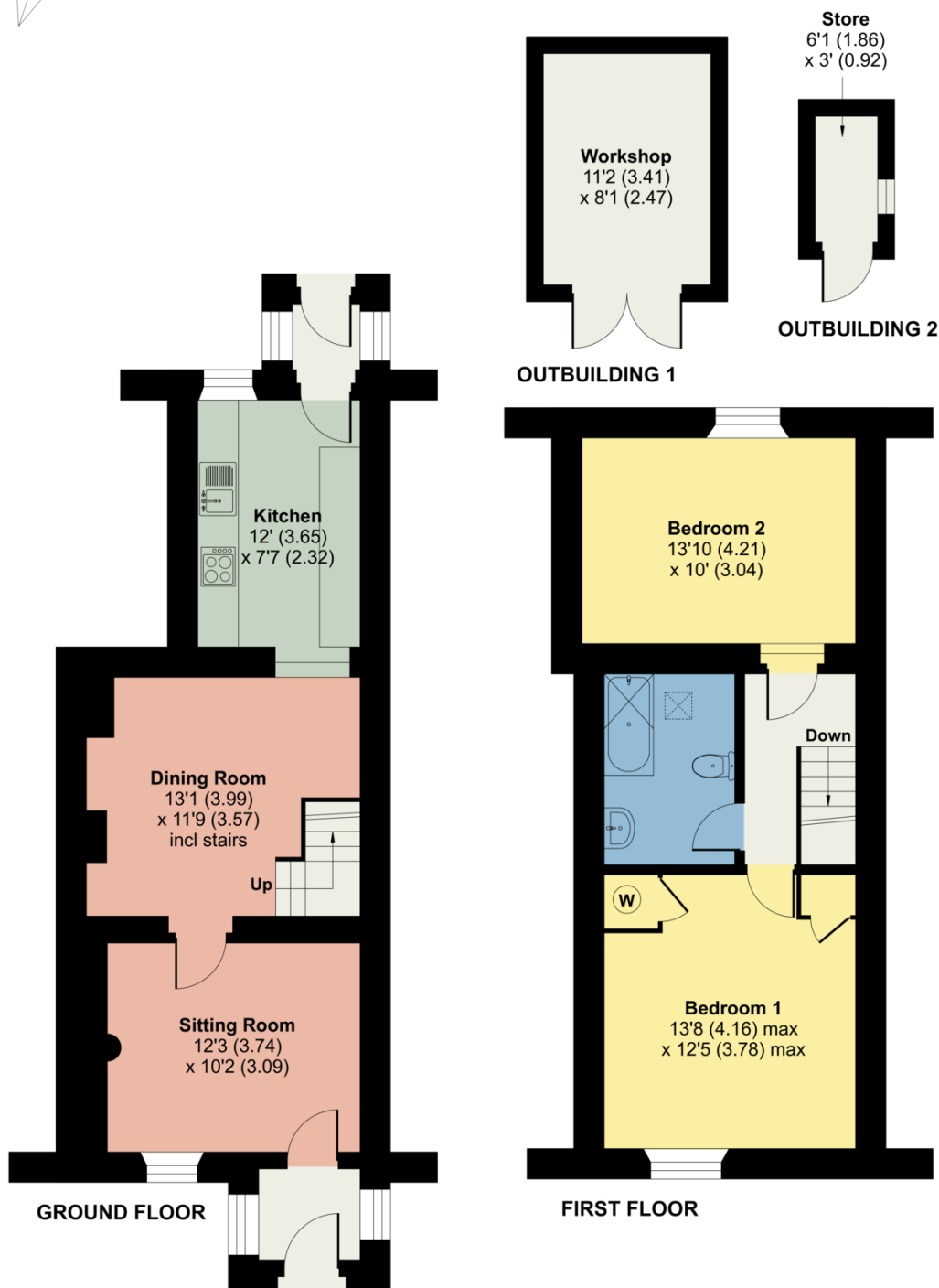


Approximate Area = 873 sq ft / 81.1 sq m

Outbuildings = 109 sq ft / 10.1 sq m

Total = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1260632

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