



## Backbarrow

£295,000

1 Vale View, Brow Edge Road, Backbarrow, Nr Ulverston, Cumbria, LA12 8PW

Nestled in the heart of the picturesque Lake District National Park and minutes away from the bottom of Lake Windermere 1 Vale View offers a unique opportunity to own a delightful 4 Bedroom Semi-Detached Home with good road connections to the market town of Ulverston and Barrow, the M6 Motorway and the inner delights of the Lake District.

Deceptively spacious over 3 floors comprising Entrance Hall, Sitting Room, Living Room, Kitchen Diner, Utility, Cellar Room, 4 Bedrooms, Bathroom Parking, Garden and Patio.

### Quick Overview

Popular Village Location  
4 Bedroom Semi Detached House  
2 Reception Rooms  
Oil central heating  
Family Bathroom and Shower Room  
Good sized Kitchen Diner  
Workshop  
Garden and Patio area  
Off Road Parking  
Superfast Broadband



4



2



2



E



Superfast  
Broadband



Off road Parking  
for 1 car

Property Reference: G3076





Sitting Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

As you approach the property accessed through wrought iron fencing and enclosed forecourt Garden area, the uPVC glass paned main door opens into the Entrance Hall which give access to all rooms on this level and has stairs down to the Lower Ground Floor. The Sitting Room has a cosy fireplace with wood-burner with a slate surround and feature 'Oak' beam, perfect for those chilly evenings. The Living Room is a versatile room and could be used for a variety of different purposes and has a rear aspect. Across the hallway there is access to the full depth Kitchen Diner with a range of wooden base and wall units with marble effect worktops, inset sink and splash-back tiled walls. Integrated fridge, freezer and dishwasher plus built-in electric oven and hob. Ample space for dining table and chairs. Stairs to First Floor. Door to useful side Porch, handy for muddy boots after a lovely walk in the surrounding area.

From the Entrance Hall stairs lead down to the Lower Ground Floor into the Utility Area with wall cupboards for extra storage. Door to Office/Hobbies Room/Bedroom with views into the rear Garden. Shower Room with Electric shower, WC and hand basin. Finally on this floor is the Cellar/Workshop which is full width with power and light and houses the oil central heating boiler.

To the First Floor you will find 3 double Bedrooms, each offering there own unique views of the surrounding landscape. The generously sized 4 piece family Bathroom comprises bath, double shower, wash hand basin and WC. The loft hatch is located on the Landing which offers further storage.

Outside, the rear Garden offers a level lawn and 2 paved Patio Areas for al fresco dining. The property also benefits from off-road Parking space.

Contact us today to arrange a viewing and experience the charm of 1 Vale View for yourself.

**Location** 1 Vale View is situated in the picturesque village of Backbarrow with popular Whitewater Hotel and Spa, Doctors Surgery and Junior School. Just minutes away from the foot of Lake Windermere and just a short drive from the bustling market town of Ulverston, offering a range of amenities including independent shops, supermarkets, restaurants, and schools. The M6 motorway is approx 20 minutes away.

To reach the property from Newby Bridge, follow the road in the direction of Ulverston/Barrow for approx 1 mile. Take the first left into Brow Edge Road and 1 Vale View is approx 100 yards on the right hand side.

<https://what3words.com/ranted.plunge.couriers>



## Accommodation (with approximate measurements)

### Ground Floor

#### Entrance Hall

Sitting Room (with fire) 11' 8" x 10' 5" (3.56m x 3.18m)

Living Room 11' 8" x 10' 6" (3.56m x 3.2m)

Kitchen Diner 24' 10" x 10' 2" (7.57m x 3.1m)

#### Side Porch

### First Floor

Bedroom 1 11' 11" max x 11' 7" (3.63m max x 3.53m)

Bedroom 2 11' 11" max x 11' 7" (3.63m max x 3.53m)

Bedroom 3 11' 10" x 10' 7" (3.61m x 3.23m)

#### Bathroom

### Lower Ground Floor

Utility Area 13' 5" x 3' 10" (4.09m x 1.19m)

Study/Hobbies Room/Bedroom 4 11' 4" x 10' 2" (3.45m x 3.1m)

#### Shower Room

Cellar/Workshop 24' 1" x 11' 10" (7.34m x 3.61m) with limited head height

**Services:** Mains water, electricity and drainage. Oil central heating to radiators.

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

**Rights of Access:** No.1 & No.2 Vale View both have access rights around the property.

**Council Tax:** Band D - Westmorland and Furness Council.

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

#### Energy Performance Certificate:

**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



Bedroom 2



Bathroom



Rear Garden

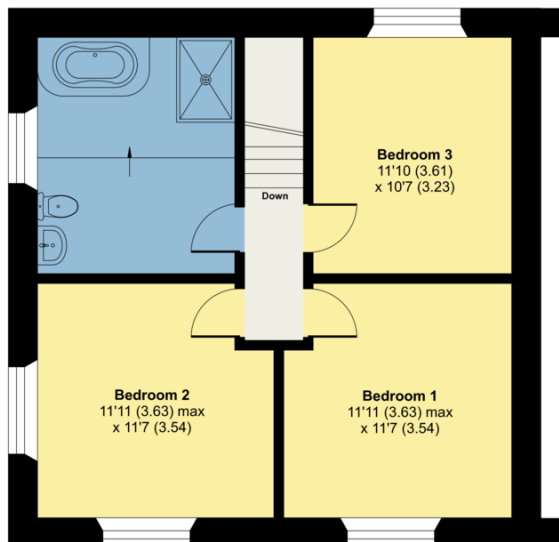
# Brow Edge Road, Backbarrow, Ulverston, LA12

Approximate Area = 1755 sq ft / 163 sq m (includes cellar)

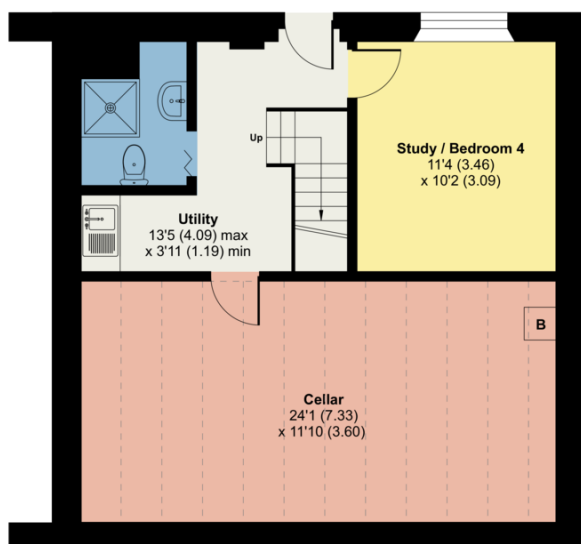
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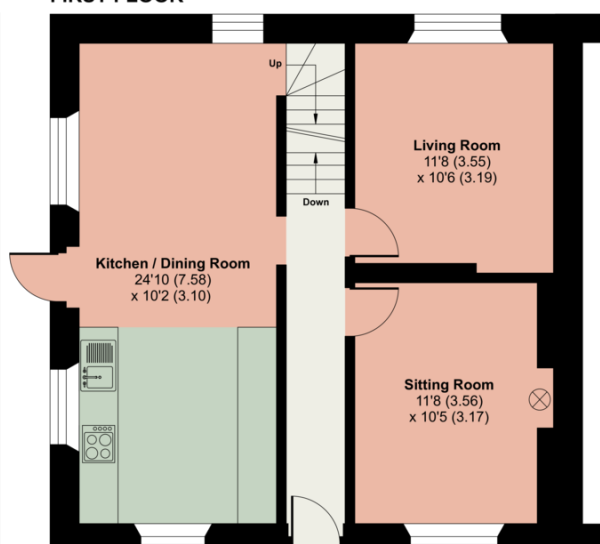
Denotes restricted  
head height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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: 1275800

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