



Backbarrow

£240,000

Grimbles, 3 Abbots Vue, Backbarrow, Nr Ulverston, Cumbria, LA12 8RA

An excellent, well presented, chain free 2/3 Bedroom Semi-Detached House, perfectly positioned in the picturesque village of Backbarrow, within the stunning Lake District National Park. This delightful property offers a unique opportunity for a First Timer Buyer, Down-sizer or as its recent use as a Second Home/Holiday Let and combines comfort, charm, and convenience for those seeking a village location.

With 2 Reception Rooms, 2/3 Bedrooms, Modern Shower Room, low maintenance Garden and 2 Parking spaces. Early inspection strongly recommended.

Quick Overview

- Located in the LDNP
- Ideal for First Time Buyer/Downsizer
- 2/3 Bedrooms and Modern Shower Room
- Lounge and Conservatory
- Breakfast Kitchen and Utility
- Oil central heating
- Double glazed windows and doors
- Low maintenance Garden
- 2 Parking spaces
- Superfast Broadband



3



1



2



C



Superfast
Broadband



2 Parking
Spaces

Property Reference: G3090



Living Room



Dining Kitchen



Dining Kitchen



Conservatory

The canopy Porch gives shelter and access to the uPVC front door with leaded and patterned glazed upper pane opening into the Entrance Hall with stairs to the First Floor and door to Lounge. The Lounge is well proportioned with a lovely central fireplace with recessed wood-burning stove, slate hearth and timber mantle over. Fitted storage cupboards to alcove with open shelving over and access to under stairs storage cupboard. The Breakfast Kitchen is delightful with an attractive range of grey wall and base cabinets with complementary worktop and inset 1.5 bowl single drainer sink. Built-in Bosch oven and hob with glass splash-back and brushed stainless steel cooker hood over. Space for fridge freezer; inset ceiling down-lights and grey wood grain effect laminate style floor and door to the Utility Room. A useful room housing the Worcester oil central heating boiler and worktop with space under for washing machine and dishwasher/tumble drier. Wood grain effect laminate style flooring and door to the Separate WC and corner wash basin. Glazed door to the Conservatory - a super addition space being double glazed to all sides with polycarbonate style roof. French doors open to the composite decked area and there is an additional side door. Light grey wood grain effect laminate style flooring and fitted blinds. Fitted electric panel heater.

From the Entrance Hall the stairs lead to the First Floor with loft access and doors to all rooms. Bedroom 1 is a sunny double room with uPVC double glazed window to rear and open archway to the Dressing Room/Bedroom 3 with Velux double glazed roof window and further window to rear. Bedroom 2 is also a double room with a front aspect. PLEASE NOTE: The property was originally designed as a 3 bedroom with the rear dressing room and bedroom being two separate rooms. It could easily be re-instated to offer three bedrooms. The Shower Room has a 3 piece white suite comprising corner shower, wash hand basin and WC. Tiled walls, vinyl floor, extractor fan and Velux double glazed roof window. Built in storage cupboard.

Outside there is a slate shingled forecourt area to the front of the property with flagged path to the front door and side where there is a gate to the rear. The enclosed rear Garden is low maintenance with a composite decked seating area, ideal for the afternoon sun and an area of artificial grass with pebbled edges and small shrubs. Oil tank. There is a designated Parking Space for No.3 and the additional parking space is accessed between the houses opposite.

Buyers have the opportunity to purchase any furniture and appliances separately if desired. Internal inspection is strongly recommended to appreciate this super property ideal for a variety of uses.

Location: Situated in the heart of Backbarrow, this home offers the best of both worlds: a rural setting with easy access to local amenities. Enjoy leisurely walks in the surrounding countryside or explore the nearby attractions, including the famous Lakeside and Haverthwaite Railway. Occupying 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 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. Turn right into Abbots Vue and No.3 is shortly on the left hand side with its designated parking space on the right.

What3words - <https://what3words.tasty.hiker.clipped>

Accommodation (with approximate measurements)

Canopy Porch

Entrance Hall

Lounge 15' 4" x 11' 10" (4.67m x 3.61m)

Breakfast Kitchen 11' 9" x 10' 3" (3.58m x 3.12m)

Utility Room 5' 9" x 4' 10" (1.75m x 1.47m)

Separate WC

Conservatory 9' 5" x 7' 7" (2.88m x 2.33m)

First Floor

Bedroom 1 10' 11" x 8' 7" (3.33m x 2.62m)

Dressing Room/Bedroom 3 9' 0" x 6' 5" (2.75m x 1.97m)

Bedroom 2 11' 0" max x 8' 7" (3.35m max x 2.63m)

Shower Room

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

Tenure: Freehold. Vacant possession upon completion.

Business Rates: Business Rates: RV £1925. This property currently receives small business rate relief.

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 £825 – £875 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 3/Dressing Area to Bed 1



Bedroom 2

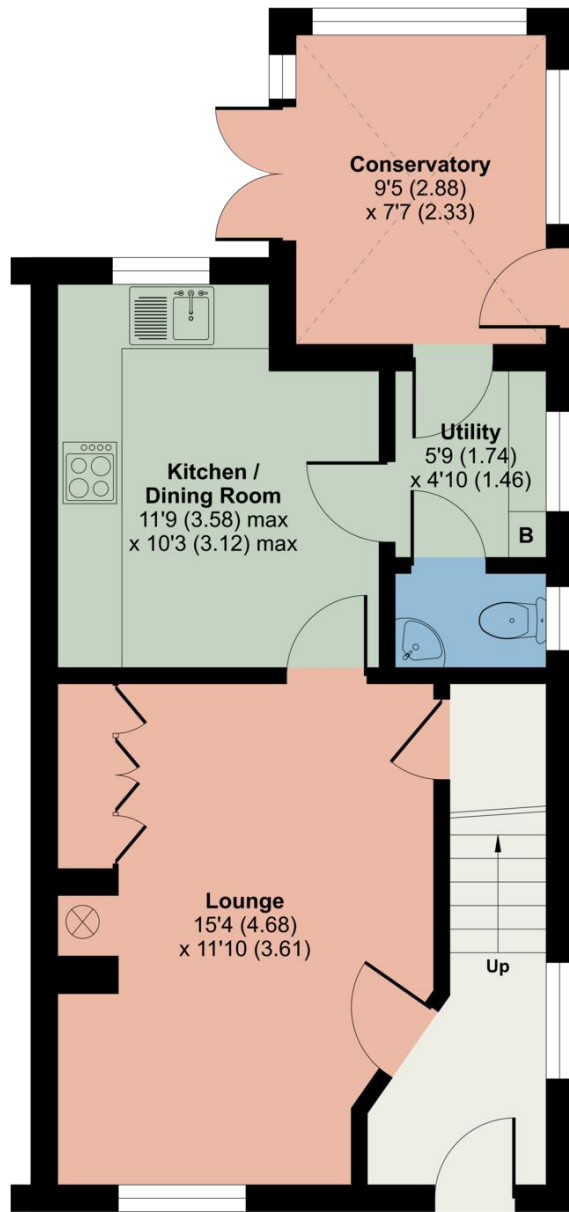


Rear Garden

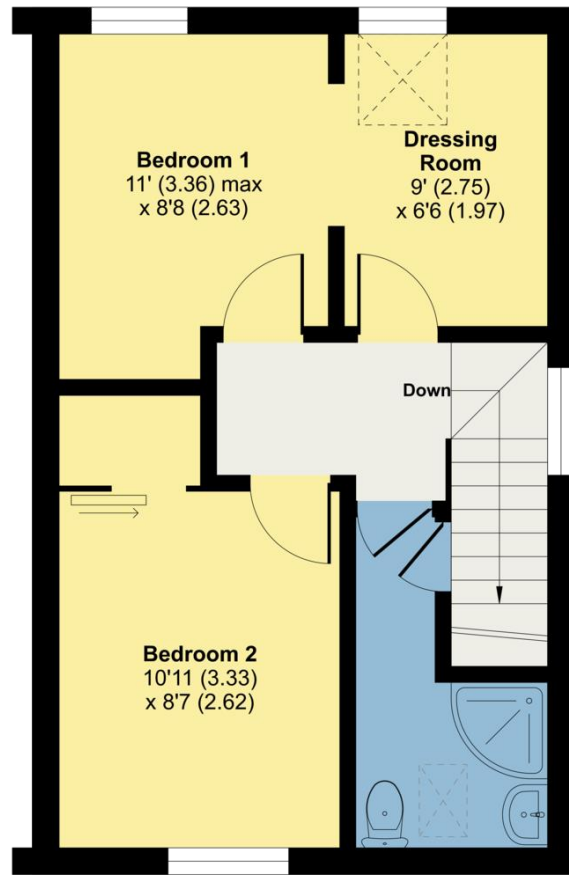
Grimbles, Abbots Vue, Backbarrow, LA12

Approximate Area = 844 sq ft / 78.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1281884

A thought from the owners - "A beautiful and modern property located in the spectacular Lake District National Park with stunning walks from the doorstep."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/05/2025.

Request a Viewing Online or Call 015395 32301