



Backbarrow

£255,000

1 Bens Row, Backbarrow, Nr Ulverston, Cumbria, LA12 8QL

A charming and pretty Lakeland Cottage with roses around the door which provides deceptively spacious internal accommodation and enjoys a fabulous location approx 1½ miles from the foot of Lake Windermere. This quaint Cottage is typical of its age with low ceilings, exposed beams, nooks and crannies, cottage plaster and deep set windows with window seats.

Stepping inside the overall feelings are those of warmth, relaxation and cosiness - delightful. Internally this Cottage does provide a versatile layout with large landing currently used as sizeable office space but could of course be many other things too! A Library perhaps, Studio, Play area? With some imagination and screening maybe even an occasional Bedroom. Along with all the above there is the bonus of a private, low maintenance rear Garden and Garage. Although the Garage has not been used for a vehicle for sometime it is just as useful for storage!

No Upper Chain.

Quick Overview

Pretty Lakeland Cottage with roses around the front door

Warm and cosy with charm of the era

In the Lake District National Park

Popular, convenient Village Location

Super, spacious, versatile Landing area

Double Glazing

Garage/Store

Rear Garden

No upper chain

Superfast Broadband



2



1



1



E



Superfast
Broadband



Garage and on
road Parking

Property Reference: G3111



Living Room



Dining Kitchen



Dining Kitchen



Landing

The sweet, soft green composite front door (complete with roses around) leads into the Living Room. This is a generously proportioned Living Room for a Cottage with attractive slate tiled floor and deep set front window with window seat. Cosy wood burning stove with stone hearth and old wooden mantel. Charming, original half glazed door leads into the Dining Kitchen which is 'L' shaped with walk-in Pantry Cupboard, shelved recess with cupboard beneath and space for dining table and chairs. Furnished with a range of off white wall and base cabinets with wood effect work surface and 1½ bowl stainless steel sink unit. Space for fridge freezer, plumbing for washing machine, built in electric oven and gas hob. External door.

From the Living Room stairs lead up to the incredibly spacious Landing area with exposed beam, recessed ceiling spot lights and window to the rear. This space is very versatile having most recently been used as a good sized Study. Both Bedrooms as doubles with Bedroom 1 being spacious and Bedroom 2 a little cosier! Both enjoy a front aspect with deep set window and window seats. Bedroom 2 has a quirky recess and wardrobe area. The Bathroom has a white suite comprising bath with shower over, pedestal wash hand basin and WC. Airing cupboard housing the LPG gas central heating boiler.

Externally is the Rear Garden area. A real bonus! Quite private, split level and low maintenance being largely paved with a planted flower bed or two. The prefabricated concrete garage with folding front door, side door/window, power and light, possibly with roof sections constructed of concrete/asbestos but buyers would need to arrange their own checks. There is vehicular access in the deeds over the neighbouring driveway but not used for a number of years

Location: 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 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. 1 Bens Row can be found shortly on the right hand side - on street parking.

What3words:-

<https://what3words.com/cuter,renders,unsigned>

Accommodation (with approximate measurements)

Living Room
Dining Kitchen
Landing/Study
Bedroom 1
Bedroom 2
Bathroom
Garage

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

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band D. Westmorland and Furness Council.

Note: The ginnel/passageway is shared with Birch House. Works are done on an 'as and when' basis and shared between the 2 properties.

No.3 Bens Row has a right of access to the Rear Yard (not the garden) via their back door.

Material Information: The Garage is a prefabricated concrete garage with roof sections possibly constructed of concrete/asbestos - buyers to make their own investigations.

Right of access to Garage over the driveway of 2 Bens Row. Mainly wooden double glazed windows with 1 uPVC window.

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 £750 - £775 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



Bedroom 1



Bedroom 2



Bathroom



Rear Garden and Garage

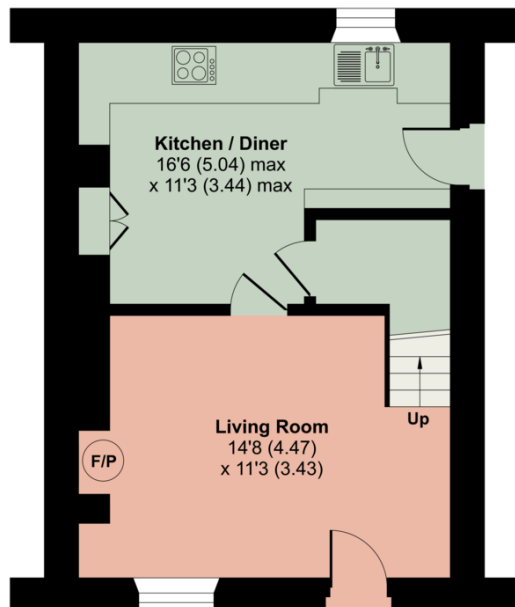
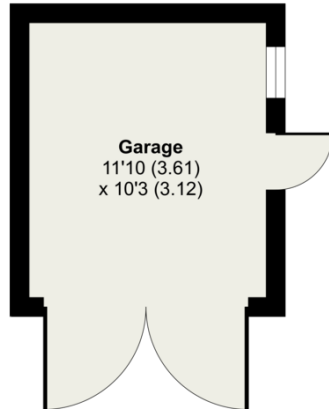
1 Bens Row, Backbarrow, Ulverston, LA12

Approximate Area = 827 sq ft / 76.8 sq m

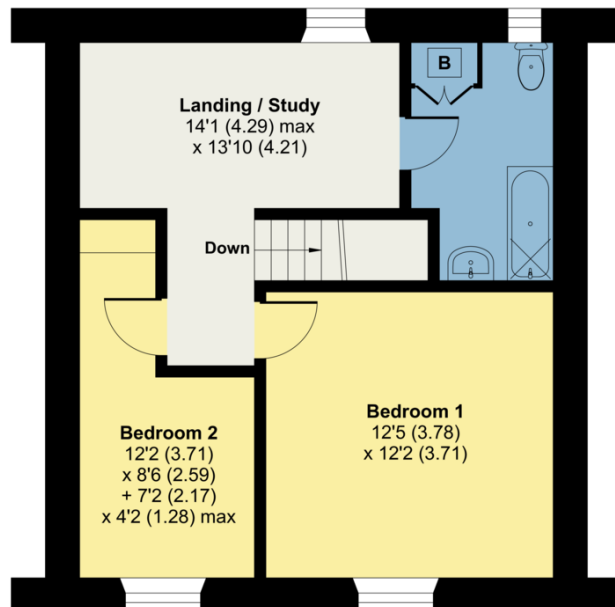
Garage = 121 sq ft / 11.2 sq m

Total = 948 sq ft / 88 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: 1304950

A thought from the owners - This is a wonderful place and cottage to live in, Lakeland views, green fells and long sunny days in the summer. Cosy in the winter with the log burner burning and gentle lighting on.

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