



Backbarrow

£260,000

Whiteholme Cottage, 5 Brow Edge, Backbarrow, Nr Ulverston, Cumbria, LA12 8QX

A delightful, typical End Terraced Lakeland Cottage within the Lake District National Park with some breath-taking views over the valley and charming cottage features such as beautiful old, stripped pine doors and deep set windows. Cosy and spacious are two words that don't often go together but this cottage is both. Inside the cosy cottage is warm and inviting with obligatory wood burning stove, neutral decor and charming cottage features.

The Garden and views are definitely amongst the headlines here - a real treat. A very pretty and well kept true cottage garden complete with very productive red apple tree! A gravelled patio at the end is a real sun trap and provides wonderful, far reaching views down the valley and even catches the odd steam train!

A super second home or ideal for first time buyers or small families.

Quick Overview

Charming End Terraced Cottage
In the Lake District National Park

Lovely cottage features

Spacious Rooms

Some superb views of the valley

Pretty Garden with wonderful views

Good commuter links

On road parking

No upper chain

Standard Broadband



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1



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Standard
Broadband



On road
Parking

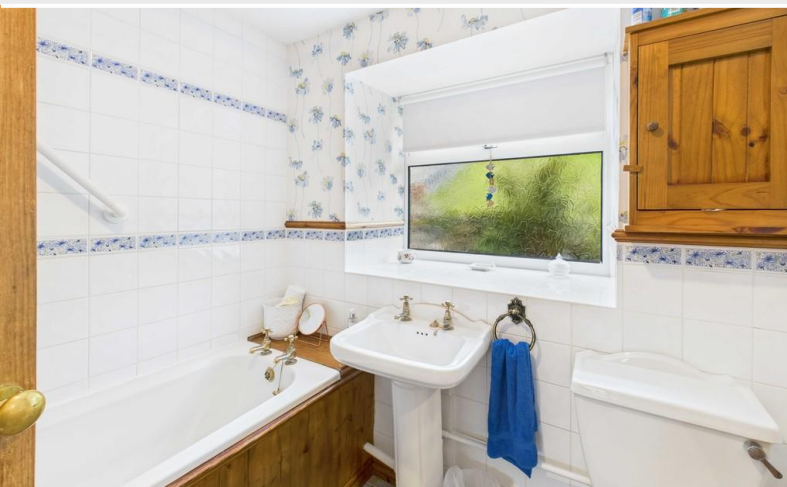
Property Reference: G3147



Sitting Room



Kitchen



Bathroom



Bedroom 1

The attractive, anthracite composite secure door opens in to the Side Entrance Porch with ceramic tiled floor and space for shoes and coats. A step down and the original, half glazed door lead directly into the Sitting/Dining Room. A well proportioned room with deep set front window, shelved recess and under-stairs cupboard. Warming recessed wood burning stove with impressive, original stone mantel. Access to second Porch and external door. A step leads up to the Inner Hall with airing cupboard and loft hatch with pull down ladder to storage space. The Bathroom has a large deep set window and a white suite comprising bath with shower over, pedestal wash hand basin and WC. Attractive part tiled walls. The Kitchen is light and bright with a dual aspect and furnished with a range of painted cream wall and base cabinets with 1½ bowl sink unit. Electric oven and hob and space for washing machine and fridge freezer. Good use has been made of the space with a breakfast bar to seat 2/3 people.

From the Sitting Room the stairs lead to the First Floor with 2 Double Bedrooms. Bedroom 1 enjoys a delightful view over the village and down the valley with deep set window and recessed cupboard and stripped pine door. Bedroom 2 is a second double room and enjoys a further pleasing view with deep set window.

The detached Garden is a real treat - Not too big and not too small. A real cottage Garden with well established plants and shrubs including a very tasty and productive (i can confirm) pink apple tree and lawn. A gravelled Patio at the end provides the most wonderful, far reaching views over the valley with a glimpse of the weir and the occasional steam train chugging past - how very relaxing! There is also a timber Summer House to sit in on a hazy day with a good book!!

Location: 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. 5 Brow Edge is at the top of the hill on the right hand side.

what3words:

<https://what3words.com/messaging.decorating.piglet>

Accommodation (with approximate measurements)

Side Entrance Porch

Sitting/Dining Room 18' 4" x 11' 5" (5.59m x 3.48m)

Porch

Inner Hall

Bathroom 6' 9" x 6' 3" (2.06m x 1.91m)

Breakfast Kitchen 10' 1" x 9' 6" (3.07m x 2.9m)

First Floor

Bedroom 1 12' 8" x 8' 10" (3.86m x 2.69m)

Bedroom 2 9' 3" x 8' 5" (2.82m x 2.57m)

Summer House

Services: Mains electricity, water and drainage. Electric storage heaters.

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

Council Tax: Band B. Westmorland and Furness Council.

Management Charges / Notes: There is a right of way for bins for the neighbours along the shared rear access lane.

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 £775 - £825 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations: 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).

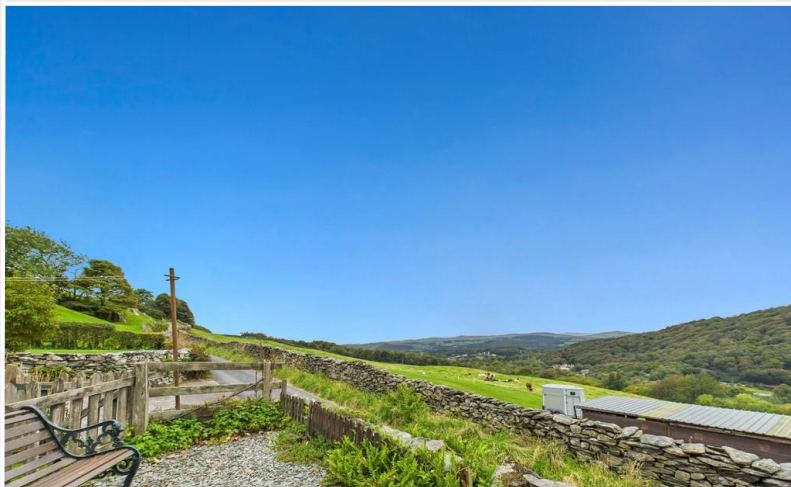
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Bedroom 2



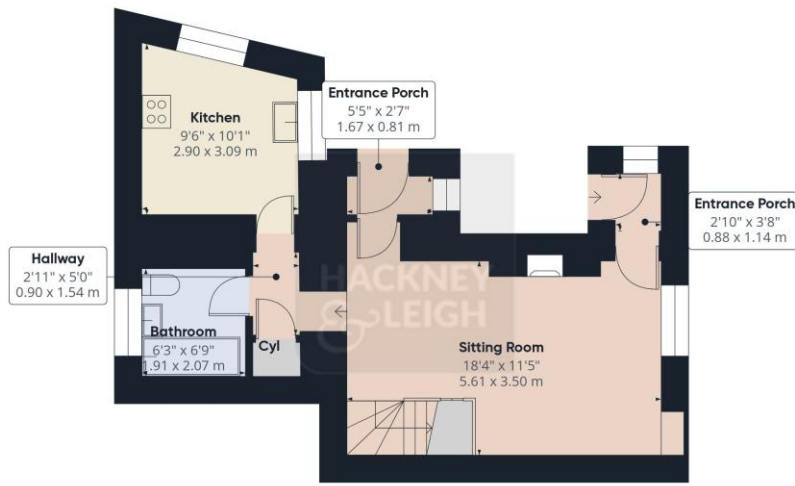
Garden



View from Patio Area



Aerial View



Floor 0



Floor 1

Approximate total area^m
608 ft²
56.5 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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