



38 Ironworks, Ironworks Road, Backbarrow  
£325,000







## 38 Ironworks, Ironworks Road

,Backbarrow

An exciting opportunity to purchase an impressive Maisonette apartment with views across the River Leven towards woodland situated in the hamlet of Backbarrow near Newby Bridge within the Lake District National Park.

The local amenities include the Whitewater Hotel Spa and Leisure Club, the Lakeside and Haverthwaite Steam Railway, Haverthwaite Surgery and a well regarded primary school. The location offers many countryside walks from the doorstep including the Cumbria Coastal Path and Bigland Hall Estate and Tarn and is within easy reach of The Swan Hotel, which is renowned for its superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere, Cartmel village, where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume, Grange Fell Golf Club, Fell Foot Park and the A590. The amenities available in Bowness, Windermere, Grange-over-Sands and Ulverston are just a short journey away.

The beautifully presented accommodation offers an entrance hall, excellent kitchen with dining and living space having direct access to the balcony, a double bedroom and modern bathroom on the lower floor and two further bedrooms and a shower room on the upper level. The apartment benefits from generous eaves storage, double glazing and remote control electric heating.

Outside there is a private balcony overlooking the river, two allocated parking spaces, communal bike storage and communal gardens.



38 Ironworks Road forms part of a unique development of 43 beautifully designed properties set on the banks of the River Leven. The apartment offers a rare opportunity for unrestricted ownership, has been operating as a successful holiday let and is offered for sale with no upper chain.

## LOWER LEVEL

### ENTRANCE HALL

17' 1" x 7' 7" (5.21m x 2.31m)

Entrance door, radiator with decorative cover built in cloaks cupboard with lighting, built in cupboard, entry phone, recessed spotlights.

### KITCHEN, DINING AND LIVING SPACE

18' 4" x 18' 2" (5.6m x 5.53m)

### KITCHEN

11' 9" x 6' 6" (3.57m x 1.98m)

Excellent range of base and wall units, undermounted stainless steel sink to quartz worktops, built in oven, induction hob with extractor hood over, integrated fridge, freezer and dishwasher, built in washer/dryer, recessed spotlight, extractor fan.

### DINING SPACE

6' 8" x 6' 6" (2.03m x 1.98m)

Two double glazed windows, radiator.

### LIVING SPACE

13' 3" x 11' 7" (4.03m x 3.52m)

Double glazed door to balcony with adjacent double glazed window, radiator, recessed spotlights.

### BALCONY

10' 4" x 5' 7" (3.15m x 1.69m)







### **BEDROOM**

10' 6" x 9' 9" (3.19m x 2.97m)

Double glazed window, radiator, recessed spotlights.

### **BATHROOM**

8' 11" x 4' 9" (2.72m x 1.45m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and bath with thermostatic shower over, fitted mirrored wall unit, recessed spotlights, extractor fan, tiling to walls and floor.

### **UPPER LEVEL**

#### **LANDING**

6' 10" x 4' 7" (2.08m x 1.4m)

Built in cupboard housing hot water cylinder, recessed spotlights.

#### **BEDROOM**

14' 8" x 9' 5" (4.48m x 2.86m)

Double glazed window, double glazed Velux window, radiator, recessed spotlights.

#### **BEDROOM**

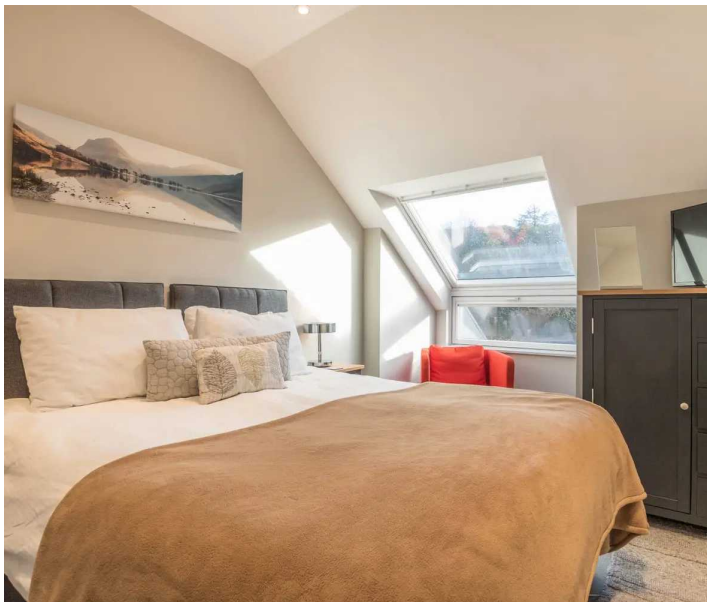
13' 11" x 7' 5" (4.24m x 2.25m)

Two double glazed Velux windows, radiator, recessed spotlights, access to substantial eaves storage.

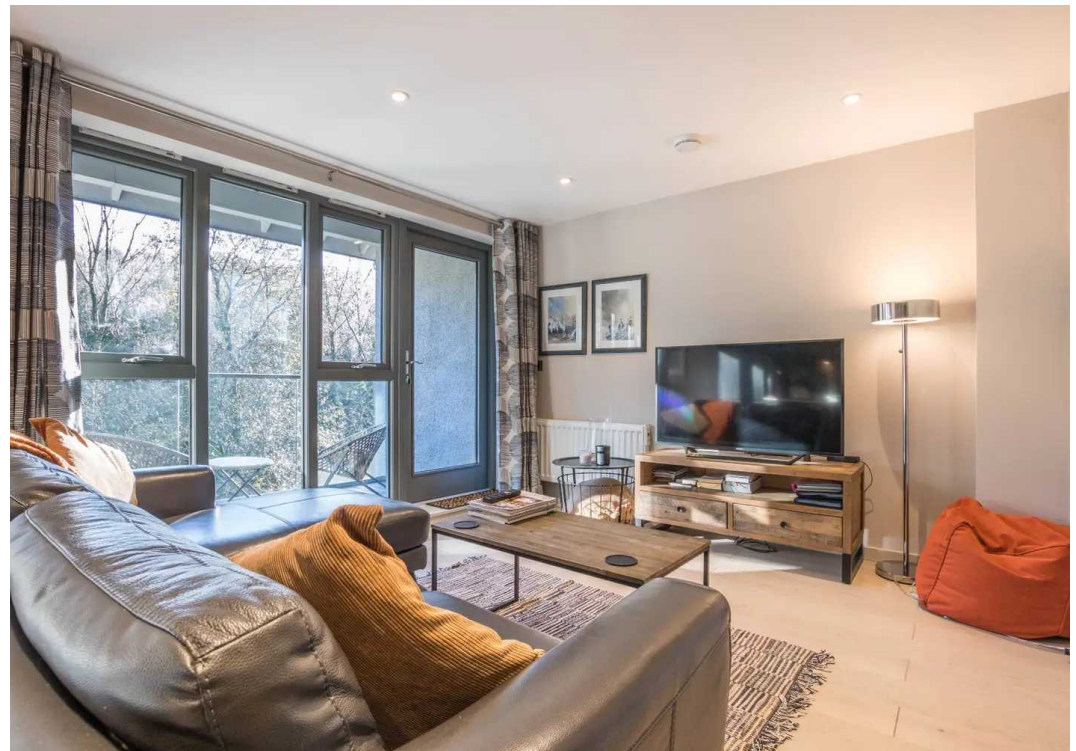
#### **SHOWER ROOM**

6' 12" x 6' 3" (2.13m x 1.9m)

Double glazed Velux window, heated towel radiator, W.C. with concealed cistern, wash hand basin and fully tiled shower enclosure with thermostatic shower fitment, fitted mirrored wall unit, extractor fan, partial tiling to walls, tiled flooring.









## OUTSIDE

There is a private balcony overlooking the river which gets the morning sun, two allocated parking spaces, visitor parking, communal bike storage, water supply and the communal grounds immediately surrounding the apartment are landscaped and private to the complex shared by all residents.



## SERVICES

Mains electricity, mains water, mains drainage.

EPC Rating D.

Council tax band: C

Tenure: Leasehold

## LEASEHOLD INFORMATION

Lease Length - 999 years from 2019

Ground Rent - £315.00 per annum

Service Charge - approximately £1700.00 per annum

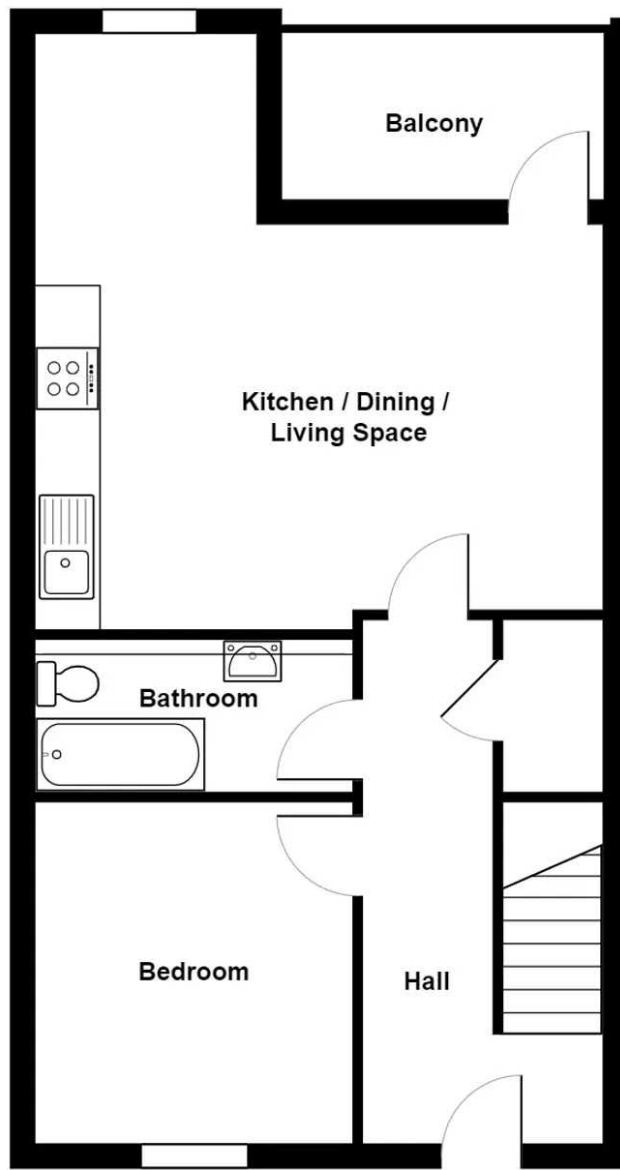
## DIRECTIONS

From Grange-over-Sands proceed west on the A590 to Newby Bridge and continue straight over the roundabout. After the dual carriageway take the second turning on the right signposted Backbarrow and proceed past the Whitewater Hotel crossing the river. The development can be found further along on the left.

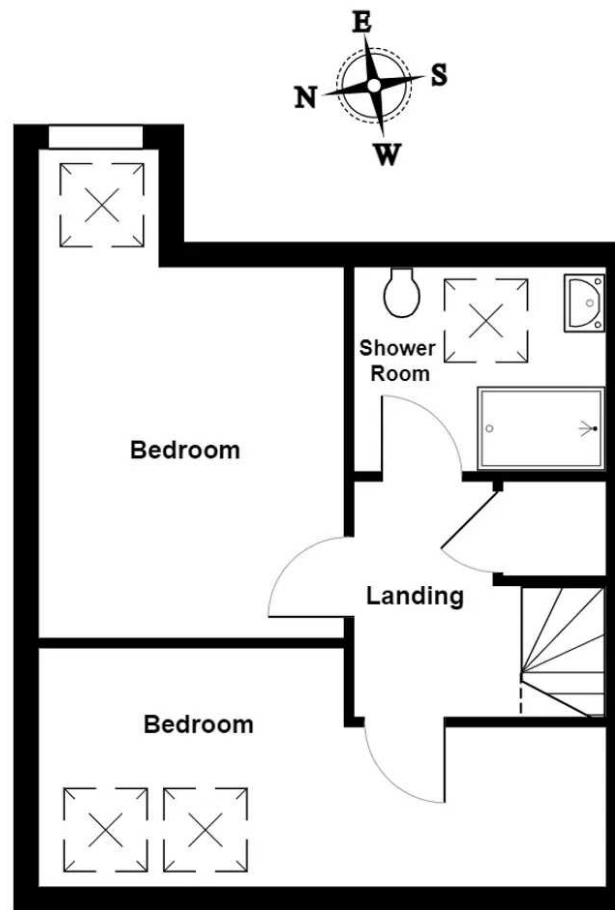
**WHAT3WORDS:** milkman.exporters.pesky







**Lower Level**



**Upper Level**

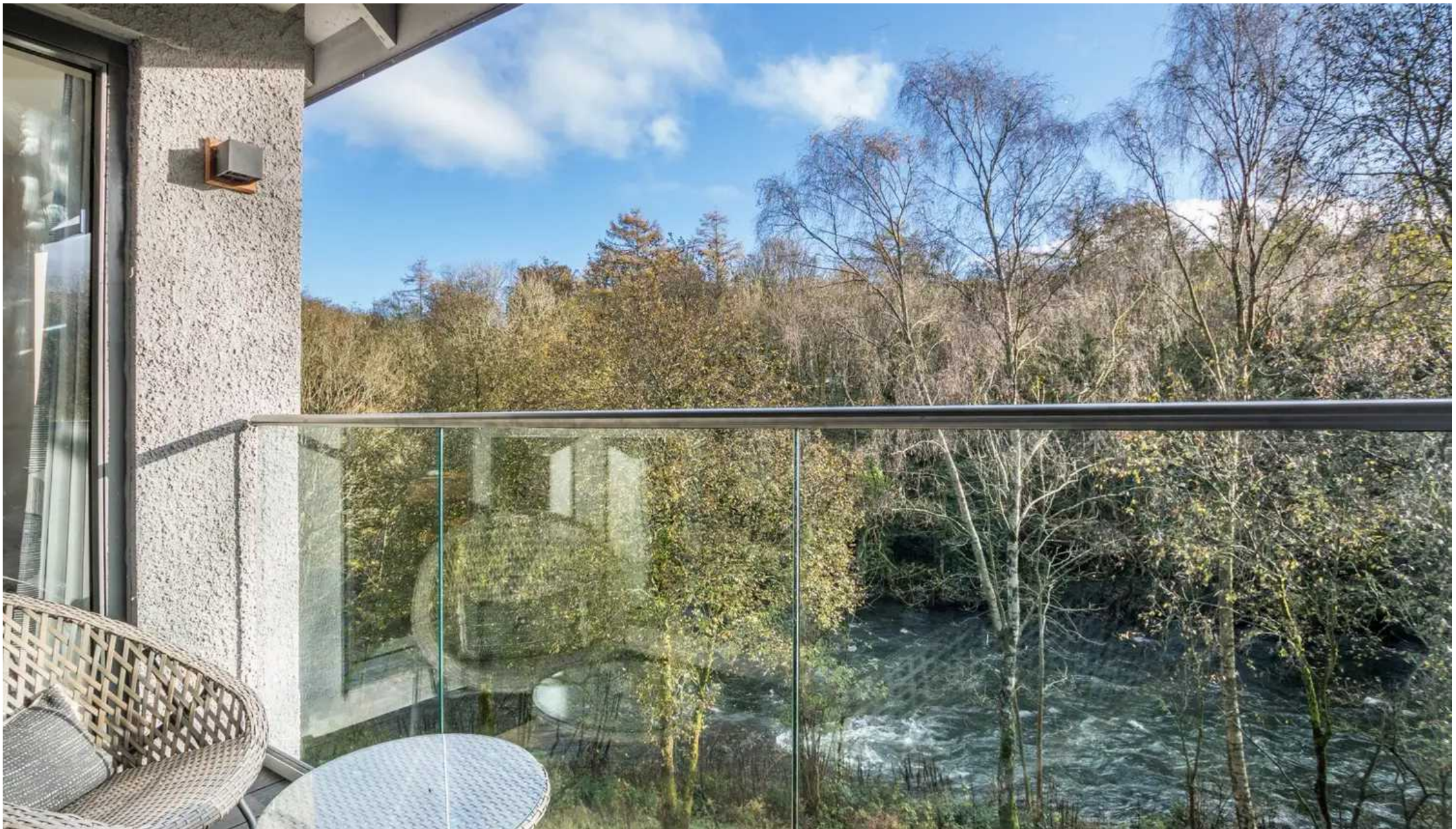
38 Ironworks Road, Backbarrow

Total Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup> (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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