



## Barbmire Woods Ulverston, LA12 8ER

A rare opportunity to acquire a beautiful 2-acre self-contained parcel of land within the prestigious Lake District National Park, close to Coniston Water and the charming hamlets of Lowick and the Red Lion Pub. Offering discreet privacy with woodland embankments, yet with easy vehicular access to the A590, this idyllic plot offers the perfect balance of seclusion and convenience. The picturesque Foudry Beck runs through the land, forming natural pools, while established walking paths meander through the property. On-site amenities include off-road parking, utility shed, chemical WC, and a circular fire pit for outdoor gatherings. Viewings strictly by appointment only—don't miss out on this unique slice of paradise!

**Offers In The Region Of £80,000**

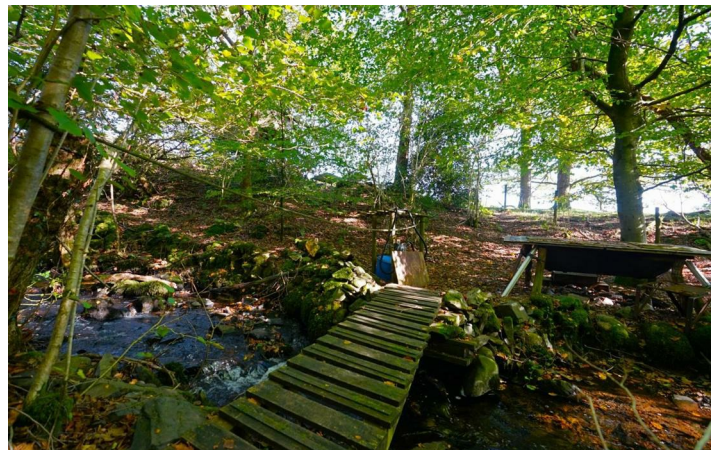
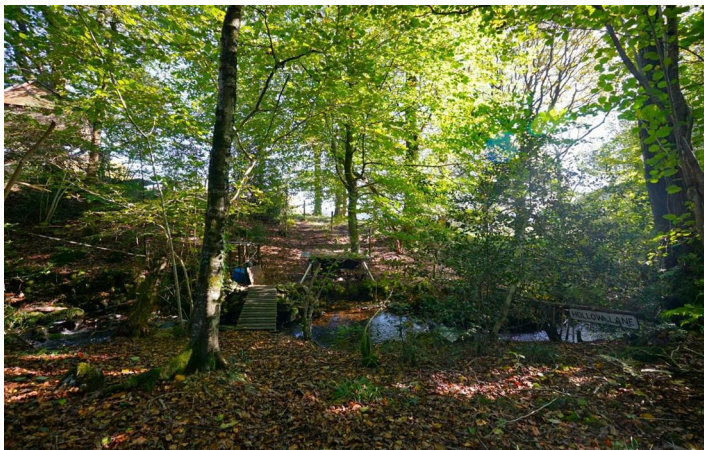


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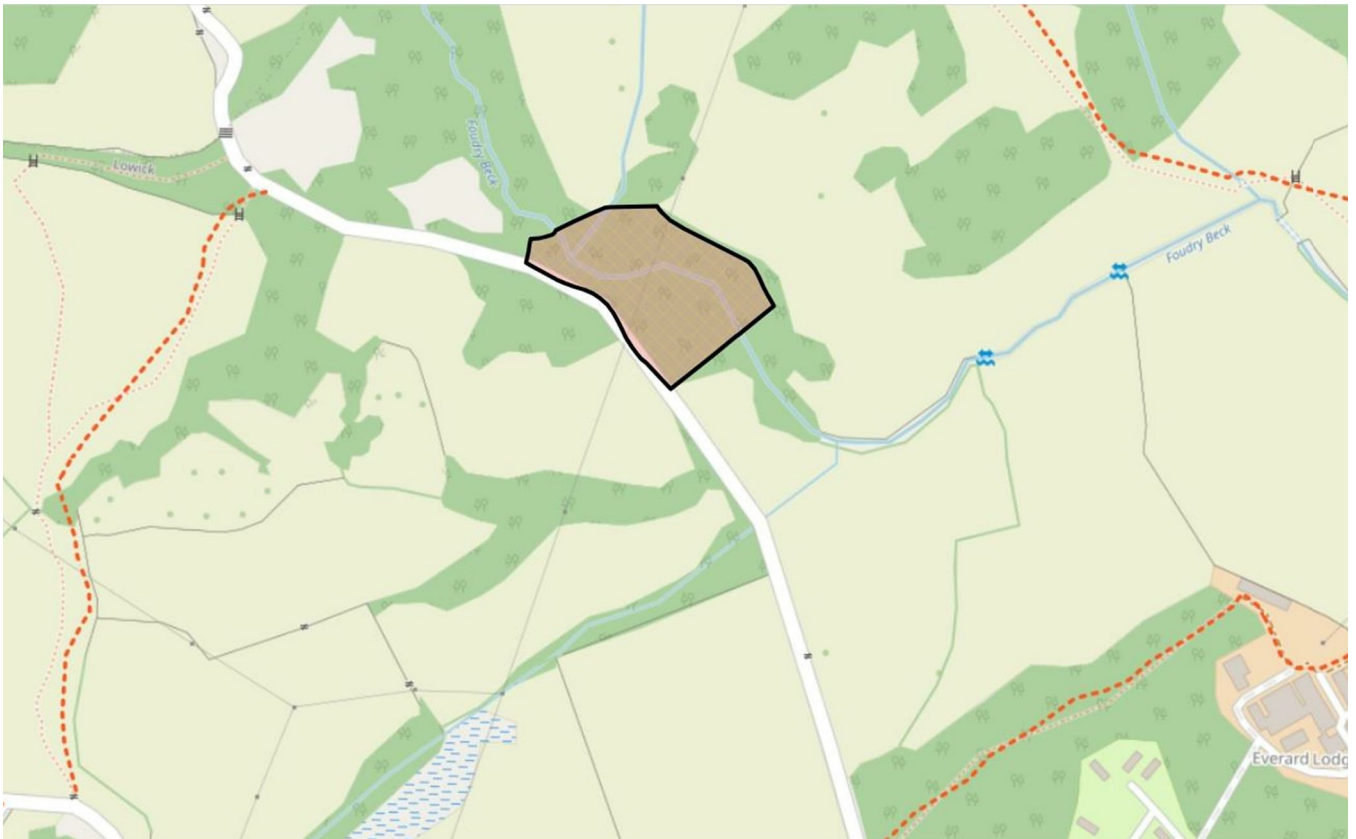
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Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
101 kWh/m <sup>2</sup> A	45 kWh/m <sup>2</sup> G	10 g/m <sup>2</sup> A	45 g/m <sup>2</sup> G
81-100 kWh/m <sup>2</sup> B	31-45 kWh/m <sup>2</sup> D	10-15 g/m <sup>2</sup> B	31-45 g/m <sup>2</sup> D
61-80 kWh/m <sup>2</sup> C	21-30 kWh/m <sup>2</sup> E	15-20 g/m <sup>2</sup> C	21-30 g/m <sup>2</sup> E
41-60 kWh/m <sup>2</sup> D	11-20 kWh/m <sup>2</sup> F	20-25 g/m <sup>2</sup> D	11-20 g/m <sup>2</sup> F
21-40 kWh/m <sup>2</sup> E	1 kWh/m <sup>2</sup> G	25-30 g/m <sup>2</sup> E	1 g/m <sup>2</sup> G
1-20 kWh/m <sup>2</sup> F		30-40 g/m <sup>2</sup> F	
1 kWh/m <sup>2</sup> G		40-50 g/m <sup>2</sup> G	

High energy efficient - lower running costs  
High energy efficient - lower running costs  
Not energy efficient - higher running costs  
Not energy efficient - higher running costs

Highly environmentally friendly - lower CO<sub>2</sub> emissions  
Highly environmentally friendly - lower CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC  
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