



1 Park House Cottages

Backbarrow, Cumbria, LA12 8QF

Guide Price £485,000

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1 Park House Cottages offers the prospect to purchase a characterful 3 bedroom traditional cottage set in the heart of the popular village of Backbarrow at the foot of Lake Windermere within the heart of the Lake District National Park. This is a superb example of a traditional cottage which has kept lots of character whilst undergoing refurbishment several years ago with an eye to detail and great thought been given throughout to ensure little of the 18th century character has been lost. The property has all the modern day facilities including gas condensing boiler for central heating, new timber double glazed windows, re-roofed in local green slate and an excellent multi fuel cast iron stove installed in the lounge. Fittings and finishes are of high quality and compliment the building with oak flooring and striped floorboards where appropriate and slate flags.

Park House Cottages are in a quite special position, gently elevated within the village and positioned alongside the popular Lakeside and Haverthwaite Steam Railway beyond which there is an extensive area of mixed woodland with open access, ideal for walking and exploring. The village itself has a primary school, doctors surgery, Motor Museum with cafe and nearby pub in Haverthwaite. Close to the southern end of Lake Windermere, Backbarrow has a vibrant village community and has excellent transport links with the A590 linking the Furness peninsula and Junction 36 of the M6. Enjoying a lovely sunny aspect with views to the fells we consider this attractive cottage with its neat gardens will appeal to a wide range of buyers whether as a primary or secondary home.



Accommodation

The oak framed porch with low slate walls and light over the partially glazed front door leads into



Entrance Hall

Light and airy entrance lobby with slate flag floor, exposed timbers/beams and reclaimed red brickwork. There is a useful under stairs storage cupboards, traditional doors giving access to a Cloakroom and Utility Room, Open access up to Kitchen via two stone flag steps.

Cloakroom

Excellent downstairs cloakroom facility with WC, hand wash basin, radiator and panelling to the rear wall and a frosted window.

Utility/ Boot Room

A great additional room with worktop and shelves, washing machine, tumble drier and fridge freezer which are included in the sale. Wall mounted gas boiler with digital programmer for central heating and hot water. There is also ample space for boots, cloaks and further storage.



Sitting Room

Cosy yet generous sitting room that features a traditional Lakeland stone slate fire surround with cast iron Multi-fuel stove and south facing window overlooking the garden. This cosy yet bright living space has points for TV, telephone and lamp sockets to dimmer control. Door through to Dining Room, open to stairs and fully glazed door leading down into;

Rear Porch

A superb porch vestibule with slate roof and slate flag floor, currently being used as a boot and cloak room and log store. With 'Velux' skylight and south facing window over front garden, this roomy porch could accommodate seating to make an ideal summer reading or garden room.



Open Plan Kitchen to Dining Area

Accessed from the entrance hall into the kitchen area and another from the sitting room to the dining area, this splendid dual-aspect open plan kitchen and dining area flows well with layout of the cottage, split into levels via two stone flag steps. The Kitchen area comprises a range of fitted shaker base units complimented with solid Oak worktops and an attractive glass splash back, incorporating a 1½ bowl stainless steel sink with drainer, dual fuel 'Stoves' range cooker with double oven, 5 burner gas hobs, plate warmer, and matching extract hood over, built in fridge and dishwasher. This attractive Kitchen with Oak board flooring features contemporary high wire spotlights beneath the high ceiling with exposed Oak beams, two picture windows to front elevation with Oak feature lintels and deep slate stone sills.



The Dining Area, being slightly elevated over the Kitchen and to a degree separated by a dwarf wall with oak plank top and exposed red brickwork, provides a formal entertainment space with Oak board flooring, exposed ceiling beam and a large deep window to the south elevation overlooking the lawn. The room features a fire opening with exposed brickwork, Oak beam mantel and stone flag hearth and has telephone point, lamp sockets to dimmer control. Door back through to the sitting room.

First Floor

Stairs from the sitting room lead up to

Landing

Open spindle balustrade to stairs, large portrait window with window seat to the half landing, carpet to lower stairs, stripped pine flooring to the upper section. There is a walk in cupboard with loft hatch leading to large boarded Attic, which offers useful storage or potential for occasional bedroom with some work required.



Shower Room

Large family size bathroom with three piece suite comprising walk in shower with raindrop head and glazed shower screen, Victorian style wash basin and WC. This naturally light bathroom features an unusually high ceiling with large 'Velux' skylight, stripped pine flooring, low level window to the side elevation, chrome towel rail and built-in airing cupboard with hot water storage cylinder.



Bedroom One

Large double bedroom with stripped pine flooring, TV point, built-in alcove cupboard with shelves, large south facing window overlooking the beautiful gardens, steam train and woodland.



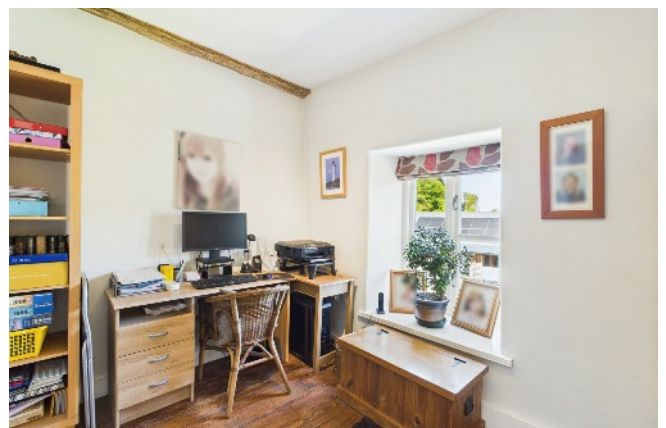
Bedroom Two

Second generous double Bedroom with stripped pine flooring, exposed beam, recess for either built-in/free standing double wardrobe, south facing window with seat overlooking lawns, steam train and woodland.



Bedroom Three

Large single Bedroom or spacious home study with stripped pine flooring, exposed beam, recess for either built-in/free standing double wardrobe, window with seat enjoying fell and woodland views. TV and Telephone points.





Outside

Gravelled access and parking large parking area to the side of the property leads into the south facing garden, a surprisingly spacious lawn surrounded by established planted borders and stonewalls and semi-secluded within this woodland setting, currently providing a low maintenance sunny garden with plenty of scope for vegetable plots and further patio or seating areas. There is an area extending to the side elevation with various shrubs and trees with a wildlife meadow and woodland flowers, ideal to create an orchard and includes the detached stone garden shed/woodstore and a timber framed shed ideal for bike and hobby storage. The driveway to the front also offers a parking area to the front of the cottage and separates a landscaped garden area enclosed by stonewalls, with planted borders to the drive. Planning permission was granted to construct a detached garage within the grounds if desired.

Services

Mains electric, drainage and water connection. LPG central heating, underground LPG tank located in the front garden area.

Tenure

Freehold.

Council Tax Band

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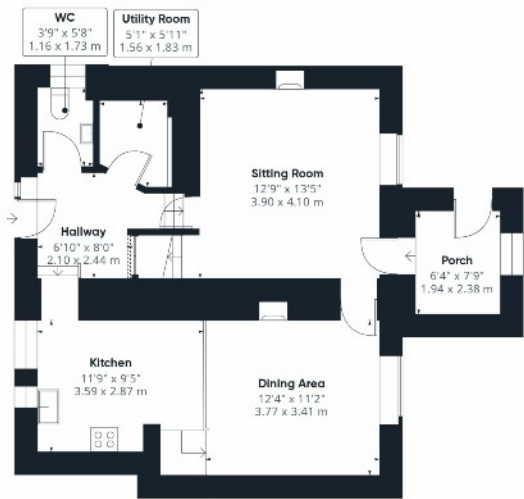
Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.



Directions

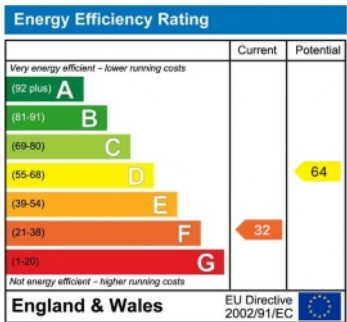
From Newby Bridge continue along the A590 taking the second right hand turn into Backbarrow Village, passing through the White Water Hotel and leisure complex and over the bridge, the road continues left along the river. No. 1 & 2 Park House Cottages is approximately 500 meters on the right hand side up a single track drive.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1182 ft²
109.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.