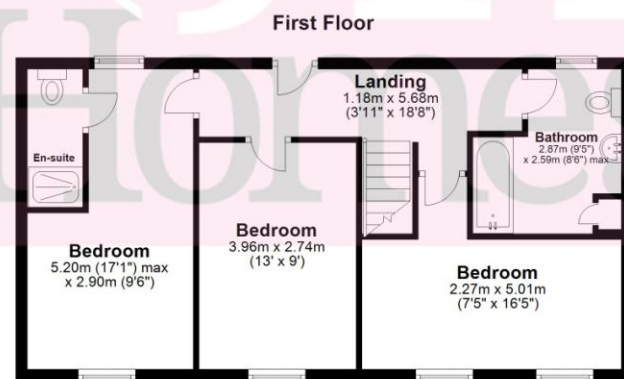


**JH**  
Homes

**£465,000**



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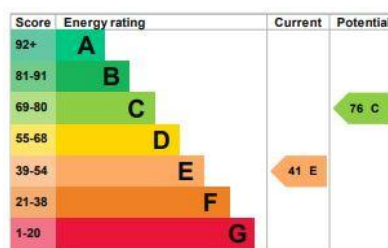
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**GARAGE & PARKING**



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

**JH**  
Homes

**Trundle Brow Cottage, Brow Edge Road, Backbarrow, LA12 8QT**

**For more information call 01229 445004**

**2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN**

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Beautiful cottage property that has been extended to offer a beautiful home of character in this excellent elevated position offering far reaching panoramic views over the picturesque Leven Valley and Lakeland Hills beyond. Set on a generous plot with good driveway, detached garage and attractive well tended gardens. Having a mix of uPVC and wood frame double glazed windows, electric heating and presented to an excellent standard throughout. Comprising of entrance porch, farmhouse style kitchen/diner, utility and ground floor WC, lounge, landing with access to rear garden, three good bedrooms, master with ensuite and modern family bathroom. The location is towards the upper part of Brow Edge Rd and has excellent sunny elevations. Backbarrow itself offers convenient access directly onto the A590 for travel towards Ulverston and Barrow in Furness as well as the Lake District National Park, with Newby Bridge and the foot of Windermere a short distance away. This excellent cottage is suited to a range of buyers, is reluctantly offered for sale and early viewing is both invited and recommended.



#### DIRECTIONS

Proceeding on the A590 towards Newby Bridge, Turn Right at Backbarrow onto Brow Edge Road. Proceed up the Hill and before the sweeping left hand bend, turn Right onto Trundle Brow. Proceed down the lane (a little rough so go slowly) and turn first left onto the tarmac drive of the property.

The property can be found by using the following "What Three Words"

<https://what3words.com/meanders.charcoal.bucks>

#### GENERAL INFORMATION





Accessed through a half glazed stable door opening into:

#### **PORCH**

Tiled floor, double glazed wood framed windows offering a pleasant aspect over the neighbouring property towards Haverthwaite Heights woodland and surrounding countryside and half glazed door to kitchen/diner.

#### **KITCHEN/DINER**

17' 2" x 11' 9" (5.23m x 3.58m)

Farmhouse style kitchen/diner that is attractively presented with a range of base, wall and drawer units with grey patterned work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Inset lights to ceiling with some pelmet lighting to worksurface, slot in electric cooker with canopy over and built in dishwasher. UPVC double glazed window to rear with deep sill and further wood framed double glazed window to front again with deeper sill. Tile effect flooring, electric storage heater and half glazed door connecting to rear lobby/utility and further door to inner hall.

#### **UTILITY ROOM**

Space and plumbing for washing machine and space on top for dryer with high level shelf and recess for fridge freezer. Coat hooks to wall, pine door to under stairs store and further door to ground floor WC.

#### **WC**

Two piece suite comprising of WC and wash hand basin. Electric towel rail and extractor fan.

#### **HALL**

Night storage heater, staircase to first floor and double glazed window with deeper sill offering a lovely aspect to the front. Half glazed door to lounge.

#### **LOUNGE**

13' 0" x 18' 10" (3.96m x 5.74m)

Featured timbers to ceiling, coving to ceiling and centra, feature fireplace with slate fireplace, mantel and hearth with attractive wood burning stove, three double glazed windows, one with window seat and all offering a lovely aspect over the garden with distant views over Backbarrow and beyond. Open access to small side area offering a pleasant seating space to enjoy the views and garden with wood framed double glazed door opening to front patio area. Electric night storage heater, electric ceiling, wall light points and recessed display with mirror.



#### **FIRST FLOOR LANDING**

Range of louvred door storage cupboards and PVC door with double glazed inserts to garden.

#### **BEDROOM**

17' 1" x 9' 6" (5.21m x 2.9m) widest points

Double room with uPVC double glazed window to rear overlooking the lovely rear garden and countryside beyond and wood framed double glazed window to front offering panoramic views over the Leven Valley and Backbarrow and the Lakeland Hills in the distance. Electric storage heater, ceiling light point and door to ensuite facility.

#### **ENSUITE**

Comprising of three piece suite comprising of shower cubicle with folding door and electric shower, wash hand basin with mirror over and electric shaver light and WC. Fully tiled, extractor fan and ceiling light point.

#### **BEDROOM**

13' 0" x 9' 0" (3.96m x 2.74m)

Double room with electric panel heater, wood frame double glazed window offering an excellent view looking down over Backbarrow and Lakeland Hills beyond, electric light, power and loft access.

#### **BEDROOM**

7' 5" x 16' 5" (2.26m x 5m)

Further double room with two double glazed wood framed windows with deep sills, offering lovely views, electric storage heater, bulkhead shelf over stairwell platform, access point to secondary loft, electric light and power.

#### **BATHROOM**

9' 5" x 8' 6" (2.87m x 2.59m)

Fitted with a modern three piece suite in white comprising of panelled bath with glazed screen, over bath shower with tile surround, pedestal wash hand basin with tiled splash back and mirror fronted cabinet over and WC with push button flush. Built in storage cupboard, electric towel radiator, uPVC double glazed pattern glass window, inset lights to ceiling and vinyl flooring.

#### **EXTERIOR**

Approached by way of a shared track and is the first property on the left-hand side. Gated access to tarmac driveway offering ample parking and turning space and access to detached garage.

To the rear of the garage is a raised vegetable garden area with fruit trees and stonewall around the perimeter, this elevated area offers beautiful views over the surrounding countryside.

The garden to either side of the driveway is laid to lawn and well tended with attractive borders and mature trees, shrubs and bushes. Screened refuse area for bins storage and archway giving access to slate flagged path leading down to a lovely, concealed seating area with access to the front door. To the side are slate steps giving access to the rear garden.

The rear garden is a further great feature, that is well presented with a lovely, decked seating area adjacent to the door onto the landing. Aluminium framed greenhouse, lawn and borders with beautiful views over the surrounding farmland. To the side is gated access to a vegetable area with further seating space.

#### **GARAGE**

Single garage with pitched slate roof and windows to side.