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£465,000



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PARKING

Hillside, Brow Edge Road,
Backbarrow, Ulverston, LA12 8QP

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Excellent, individual detached stone built property built by and for local businessman H.E. Barker in 1930. This substantial property is positioned on Brow Edge Road in an elevated position and on a generous plot with natural rock outcrop, ample off-road parking and offering panoramic views over the village towards Haverthwaite Heights, Lakeland Hills and the Lakeside and Haverthwaite Steam railway. Well presented by the current owners and comprises of entrance porch/sun room, open plan modern kitchen/diner, WC, study, lounge, two double bedrooms, one being a master with an ensuite, family bathroom and additional versatile/occasional bedroom. To the lower ground floor is a useful basement room with potential for a granny annex subject to the necessary planning approvals. The property has oil fired central heating system, double glazing and offers an excellent and individual property in this popular village to the edge of the Lake District National Park. Offering convenient access to the A590 with links to the through the Southern Lake District, M6 Jct.36 and the nearby town of Ulverston. There also walks from the doorstep through the surrounding countryside. All in all a delightful home which is recommended for early viewing.



DIRECTIONS

From the office of JH Homes proceed onto the A590 towards Booths roundabout take the second exit onto Oubas Hill Proceed along the A590 towards Greenodd roundabout, take the 2nd exit and stay on A590 passing the Haverthwaite Railway and proceeding over the river. As you pass the bus stop on your left take the next turning on your right onto Brow Edge Road. The property is situated on the right hand side of the village to the right hand side of Hillcrest B&B.

The property can be found by using the following "What Three Words" <https://what3words.com/regulates.exposing.youths>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: E
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, electric and water are connected. Heating is by way of oil with an oil storage tank.





Accessed by way of a short flight of slate steps leading to a set of PVC double glazed French doors opening into:

ENTRANCE/SUN PORCH

7' 1" x 10' 8" (2.16m x 3.25m)
Lovely entry with uPVC double glazed windows to front and side, radiator, tiled floor, set of wooden traditional double doors to the open plan kitchen/diner area and traditional door opening to the staircase to the first floor.

KITCHEN/DINER

19' 4" x 16' 7" (5.89m x 5.05m) widest points
Dining Area.
Range of fitted units with recess for American style fridge freezer, radiator and uPVC double glazed window to side and slate tiled effect floor which then continues throughout the kitchen area. Divided by a central island and open to:
Kitchen Area
Fitted with a modern and stylish range of base, wall and drawer units with granite effect worktop over incorporating one and a half bowl stainless steel sink and drainer with an Insinkerator instant hot water mixer tap and splashback tiling. The central island has an integrated induction hob and cooker hood over and integrated wine rack. Further fitted appliances include two double ovens and a microwave. Space and plumbing for washing machine and space for dryer.

Two uPVC double glazed windows both with tiled sills offering panoramic views over the garden, village and Lakeland hills beyond. Further useful storage cupboard, modern column radiator, half glazed door to the rear porch, traditional door to study and open access to the inner hall.

STUDY

5' 11" x 7' 11" (1.8m x 2.41m)
Fitted out with a built in desk unit with drawers and storage/display cupboards above. Radiator, tile effect flooring and uPVC double glazed window offering a fabulous view over the garden over the village and Lakeland hills beyond.

PORCH

Coat hooks to wall, radiator, tiled floor and traditional door with glazed pane opening to the side of the property and garden. Traditional door to WC.

WC

Two piece suite comprising of low level, dual flush WC and wall hung wash hand basin. Tiling to walls and floor, panelling to ceiling and uPVC double glazed pattern glass window to rear.

INNER HALL

Door to basement room and storage. Traditional door to lounge.



LOUNGE

15' 5" x 13' 2" (4.7m x 4.01m)
Two uPVC double glazed windows to front and side both windows offering a fabulous aspect, particularly to the side over the Leven Valley with glimpses of the Lakeland & Haverthwaite Railway and the hills beyond. Central, feature fireplace with dark wood fire surround, tiled hearth and housing Morso stove. Illuminated and tiled log storage areas to either side, grey wood grain effect laminate flooring, radiator, exposed beam feature and TV bracket to the wall. Door to lobby with staircase to first floor.

FIRST FLOOR LANDING

UPVC double glazed window with obscure glass and fitted blind to the bottom of the stairs offering an aspect over the garden. The first floor landing has access to bedrooms and bathroom.

MASTER BEDROOM

13' 6" x 13' 7" (4.11m x 4.14m)
Double room which is comprehensively fitted with a range of built in wardrobes, matching dresser drawer units and matching bedside units. Radiator, uPVC double glazed window offering beautiful views over the Leven Valley, Haverthwaite Heights and the Lakeside and Haverthwaite Railway and two wall light points. Door to ensuite.

ENSUITE

4' 8" x 8' 3" (1.42m x 2.51m)
Fitted with a modern two piece suite comprising of wall hung wash hand basin and vanity unit with mixer tap and drawers and storage cupboard below and WC with push button flush. Tiled floor, splashbacks and Velux double glazed rooflight offering a beautiful view over the Village and Lakeland Hills beyond. Reduced head height, modern column radiator and low door to a storage area.

STORAGE/WALK IN WARDROBE

Skylight, power light, radiator and some restricted height.

BEDROOM

8' 5" x 13' 1" (2.57m x 3.99m)
Further double room with uPVC double glazed tilt and turn window to side with blind and offers a pleasant aspect to the garden. Radiator, electric light and power and pine door to a sloping lobby area with low head height, built-in storage cupboard and offers access to a dressing room/occasional bedroom.

VERSATILE/OCCASIONAL BEDROOM

6' 2" x 9' 11" (1.88m x 3.02m)
UPVC double glazed window offering a lovely aspect over the garden, inset lights to ceiling, modern electric heater, slimline fitted wardrobe and cupboard and lower storage cupboard to eaves area.

BATHROOM

8' 1" x 12' 8" (2.46m x 3.86m)
Fitted with a modern four piece suite in white comprising of corner Whirlpool bath with traditional style mixer tap and shower attachment, WC, shower cubicle and pedestal wash hand basin with mirror above and lights to either side. Fully tiled including the floor, radiator, ladder style towel radiator, recessed shelving area for towels etc and uPVC double glazed window to side with blind. Shaver light point, extractor fan and some sloping head height to the side of the room.

LOWER GROUND FLOOR

BASEMENT

15' 10" x 12' 9" (4.83m x 3.89m)
Ceramic sink, electric light and power and covered veranda access to the double doors from the drive. Connecting staircase up to the main accommodation.

ADDITIONAL STORE

5' 7" x 7' 6" (1.71m x 2.28m)
These rooms could be altered subject to the necessary planning approval into a granny annex.

EXTERIOR

Accessed between two stone, turret gate posts giving access to a brick-set driveway which offers ample parking for numerous vehicles. Excellent garden which is a particular feature and has a natural rock outcrop to the side, well stocked with variety of shrubs and bushes.
The brick set drive continues to a path leading round to the rear of the property, here there is a stream running off the fell and a further natural woodland garden area, well stocked with rhododendrons and other shrubs and bushes. To the upper side is a door to the rear porch and log store. A set of slate steps lead to a lovely split level patio which is an excellent size perfect for outdoor entertaining and offers panoramic views over the village rooftops towards Haverthwaite Heights and the Lakeland Hills in the distance. Below here there is a garden with slate shingle paths, shaped lawns, mature borders with a variety of shrubs and bushes along with an outside water tap and various stores including a wooden building screening the oil storage tank for the central heating system.
The path then leads round with steps leading back down to the drive, from here there are double doors into the basement room.