



## Water Close House

Backbarrow, Cumbria, LA12 8QD

Guide Price: £725,000

MATTHEWS  
BENJAMIN



# WATER CLOSE HOUSE

BACKBARROW, CUMBRIA

Tucked away in the picturesque village of Backbarrow, at the southern tip of Lake Windermere, lies Water Close House. A beautifully restored four-bedroom period home that perfectly captures the charm and character of traditional Lake District living. Set within the heart of the Lake District National Park, this enchanting property offers a rare blend of 18th-century heritage and thoughtfully integrated modern comforts. Lovingly refurbished with care and attention to detail, the property retains much of its original soul, exposed timber beams, and slate flagstones sit harmoniously alongside tasteful modern finishes. The interior exudes warmth and authenticity, with each room reflecting the quiet elegance of a home that has evolved gently over time. The large sitting room, complete with a traditional open fire offers a welcoming retreat on cooler evenings, while the timber double-glazed windows and a newly installed oil boiler ensure comfort throughout the seasons. Lived in by the same family for 58 years, the cottage has been maintained beautifully, preserving its traditional character and timeless appeal. Enjoying a sunny aspect with lovely views across to Bigland Fell, Water Close House is surrounded by neat, well-kept gardens that and two large stone outbuildings, originally used as stables complement the home's character. Whether you are seeking a full-time residence steeped in history or a peaceful countryside retreat close to the lakes, this captivating property offers an exceptional opportunity to embrace the very best of Lakeland life.

Set slightly elevated above the river Leven, Water Close house enjoy a particularly charming outlook and delightful river views from the house . The nearby Lakeside and Haverthwaite Steam Railway adds a nostalgic touch to the surroundings, and beyond lies a vast expanse of mixed woodland with open access, perfect for leisurely walks, wildlife spotting, or peaceful exploration. Backbarrow itself is a vibrant and friendly community, home to a primary school, doctor's surgery, the Lakeland Motor Museum with its inviting café, and a welcoming village pub in nearby Haverthwaite. The location offers the perfect balance of tranquillity and accessibility, with the A590 providing excellent connections to the Furness Peninsula, Kendal and the M6 motorway at Junction 36.



## Accommodation

Front door leads into

## Hallway

Spacious hallway with radiator, giving access to all ground floor room and the stairs to the first floor landing.

## Cloakroom

With a WC and hand basin, partially tiled walls and a wooden floor.

## Sitting Room

A spacious and characterful room, filled with natural light from three windows on each side that frame stunning riverside views. Elegant French doors open out onto a charming terrace, seamlessly blending indoor and outdoor living and making the most of the beautiful setting. At the heart of the room stands an original fireplace with an ornate wooden surround and marble hearth, adding warmth and period charm. Exposed ceiling beams complete the space, creating a sense of timeless character and inviting comfort.

## Snug

For cosy evenings, the snug offers the perfect retreat, a warm and inviting space centred around an open fire with a wooden surround and marble hearth. The gentle glow of the fire creates a welcoming atmosphere, ideal for relaxing with a book or enjoying quiet conversation. A window overlooking the garden allows natural light to filter in by day, while a radiator ensures the room remains comfortably warm throughout the seasons.

## Dining room

A formal dining area with ample space for a large family sized table. An external door leads out to the garden. There is a radiator, a window and ceiling beams.

## Utility room

A spacious room with plumbing for washer and drier. A freestanding Belfast sink, boiler cupboard and plenty of space for wet coats and muddy boots. A tiled floor and partially tiled walls with a glazed stable door.

## Kitchen

The spacious, family-sized kitchen beautifully combines traditional charm with modern practicality. Exposed original beams add character and warmth, complementing a wide range of solid oak wall and base units topped with durable laminate work surfaces. Taking pride of place at the heart of the room is a freestanding oil-fired AGA, complete with an extractor above, a true focal point that creates both heat and homely appeal. The kitchen is well equipped with several integrated appliances, including a fridge, freezer, dishwasher, and an electric hob with a combination oven below and extractor fan above. Three generously sized windows, one with deep slate sill, fill the space with natural light and provide lovely views across the gardens. A radiator ensures warmth and comfort, while partially tiled walls add a practical finishing touch to this welcoming and versatile room.



## First floor

Stairs from the ground floor lead up to the landing with a lovely landing window looking over the front of the property. There is access to the loft from the landing and an airing cupboard.

## Bedroom One

Located at the end of the landing, with two windows offering amazing river views. Spacious double room with a range of fitted wardrobes, drawers and a dressing table and a radiator.

The ensuite is also spacious offering a bath and a separate shower unit, WC and vanity unit with hand basin and storage under. Fully tiled walls, radiator and heated towel rail, window with obscure glass and a pine ceiling.

## Bedroom two

A double room. With windows offering woodland & river views and radiator.

## Bedroom three

Further double room, with fitted wardrobes & draws, with a window offering river views and a radiator.

## Bedroom four

A large single room with fitted wardrobes with a window offering views towards to river and a radiator.



## Family Bathroom

Three piece suite in cream comprising of a bath with shower over, WC and vanity unit with hand basin and storage under. Wooden floor, shaving point, heated towel rail and window.







### Outside

Beautifully landscaped and wonderful low maintenance, the gardens surrounding this charming property extend all the way down to the riverbank, creating a tranquil and picturesque setting. The grounds feature sweeping lawns interspersed with clusters of mature shrubs and bushes, natural rockeries filled with colourful heathers and conifers, gravelled pathways, and raised beds that ensure year round interest and texture. Inviting seating areas are thoughtfully positioned throughout the garden, allowing you to enjoy the sunshine at any time of day. At the far end, an elegant arbour provides the perfect spot to sit on a summer's evening, listening to the gentle sounds of the river while enjoying a glass of wine or two. To the rear of the property, a spacious driveway offers ample parking for six or more vehicles, accompanied by two traditional stone-built outbuildings once serving as a stable and a lean-to greenhouse adding further character and versatility to this delightful home.

### Services

Mains water, mains electric, mains drainage, oil fired central heating

### Tenure

Freehold

### Council tax band

E

### Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Directions

**what3words** shave.those.binds

Download the **what3words** App or go online for directions straight to the property.



Approximate total area<sup>(1)</sup>  
 2271 ft<sup>2</sup>  
 211.1 m<sup>2</sup>

Reduced headroom  
 4 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating                           |           |                         |
|----------------------------------------------------|-----------|-------------------------|
|                                                    | Current   | Potential               |
| <i>Very energy efficient – lower running costs</i> |           |                         |
| (92 plus) <b>A</b>                                 |           |                         |
| (81-91) <b>B</b>                                   |           |                         |
| (69-80) <b>C</b>                                   |           |                         |
| (55-68) <b>D</b>                                   |           | <b>63</b>               |
| (39-54) <b>E</b>                                   | <b>44</b> |                         |
| (21-38) <b>F</b>                                   |           |                         |
| (1-20) <b>G</b>                                    |           |                         |
| <i>Not energy efficient – higher running costs</i> |           |                         |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC |

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.