



## Backbarrow

£260,000

4 Woodside Cottages, Backbarrow, Ulverston, LA12 8QB

Situated in the picturesque village of Backbarrow Woodside Cottage offers a delightful blend of traditional charm and modern comfort. This fabulous two-bedroom traditional stone built cottage which has been fully renovated throughout and immaculately decorated is a perfect retreat for those seeking tranquillity amidst the stunning landscapes of the Lake District.

Whether you're seeking a permanent residence or a holiday home, this charming cottage is a rare find in a sought-after location. Don't miss the opportunity to make this delightful property your own.

### Quick Overview

- Immaculate Stone Built Cottage
- Fully Renovated Throughout
- Two Good Size Bedrooms
- Lounge with Wood Burning Stove
- Fully Fitted Kitchen and Appliances
- Three Piece Modern Bathroom
- Rear walled Patio Area
- Convenient Lakeland Village Location
- Ideal Lakeland Retreat or Permanent Home
- Superfast Broadband



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Superfast  
Broadband



On Road  
Parking

Property Reference: ULV1030



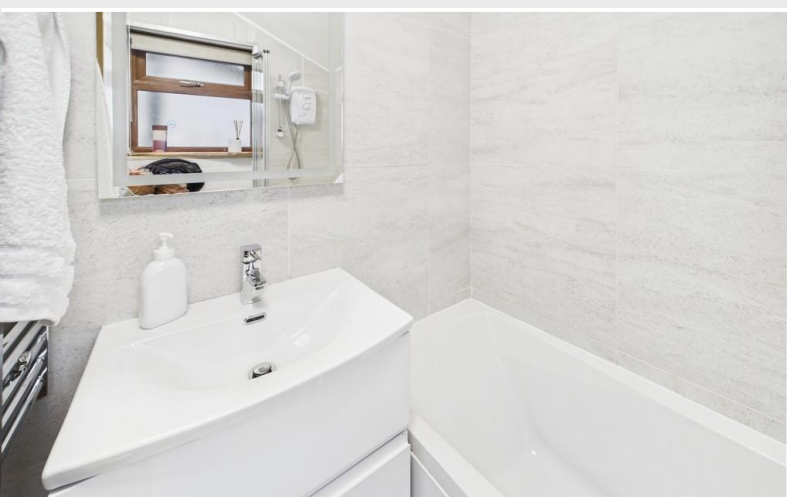
Lounge with Dining Area



Lounge with Dining Area



Kitchen



Bathroom

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As you approach the property you are greeted by a quaint stone walled forecourt. Inside, discover a cosy living room and dining area with a wood burning stove that creates an inviting atmosphere. The living room is perfect for relaxing evenings, offering a snug haven to unwind after a day exploring the nearby fells. The living area also offers a handy storage room.

The kitchen, a harmonious blend of traditional and contemporary features includes a range of wall and base units, built in hob and electric fan oven plus a range of white goods. Located just off the kitchen is the bathroom, a lovely modern three piece white suite comprising of bath with over head shower, wash basin and WC.

Upstairs, two well-appointed bedrooms await offering views of the surrounding countryside. The master bedroom, with its ample natural light and tasteful décor, while the second bedroom provides versatility as a guest room or home office. Situated in bedroom two is access to the good size loft area which offers additional storage space.

To the rear is a small walled patio yard area where you can sit and enjoy a morning coffee and watch the occasional slow steam train of the Lakeside and Haverthwaite Steam Railway go by, a pure treat!

Located in the heart of the Lake District the cottage is a stone's throw from local amenities and outdoor adventures. Whether you're seeking a permanent residence or a holiday home, this charming cottage is a rare find in a sought-after location. Don't miss the opportunity to make this delightful property your own.

**Location** Backbarrow is located about a mile from Newby Bridge at the foot of Lake Windermere and just off the A590. Situated in the picturesque valley of the River Leven with all the amenities of the Lake District on the doorstep plus local employment areas, towns and villages all within easy reach.

The Ulverston, a charming market town known for its rich history, cobbled streets and array of shops and cafes, schools and Rail links is only a 12 minute drive away and BAE systems is only a half hour drive away too

On leaving Newby Bridge, heading westwards turn right off the A590 towards the Whitewater Hotel and Leisure Complex and the village of Backbarrow. At the Whitewater and the bridge over the River Leven turn right into Finsthwaite Lane. Woodside Cottages are about 1/2 mile on the left opposite Water Close.

What3words - <https://what3words//shape.should.swoop>

**Accommodation (with approximate measurements)**

**Kitchen** 9' 0" x 8' 8" (2.74m x 2.64m)

**Lounge with Dining Area** 14' 6" x 11' 9" (4.42m x 3.58m)

**Bedroom One** 11' 1" x 11' 5" (3.38m x 3.48m)

**Bedroom Two** 12' 3" x 8' 6" (3.73m x 2.59m)

**Bathroom** 4' 9" x 5' 8" (1.45m x 1.73m)

**Material Information** Access through back yard for emergencies and bins for neighbouring properties

**Potential Lettings Figures** If you were to purchase this property for residential lettings we estimate it has the potential to achieve approx £850 per calendar month. For further information and our terms and conditions please contact the Office.

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains electricity, water and drainage.

**Council Tax** Council Tax band B

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



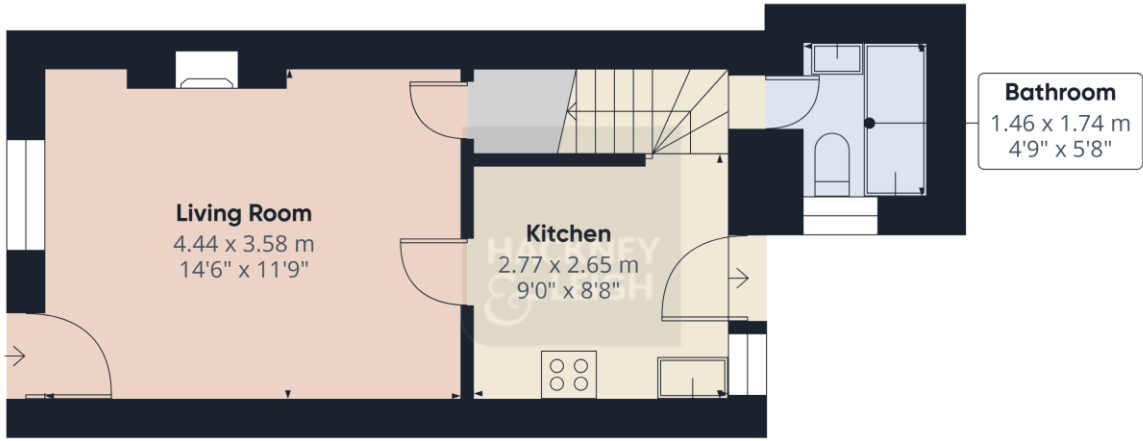
Bedroom One



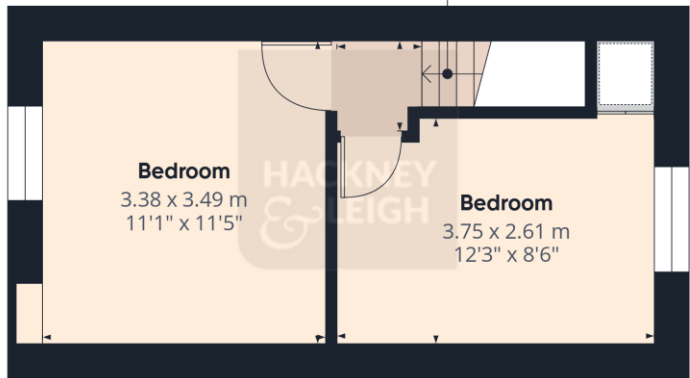
Bedroom Two



Rear Walled Patio Yard



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
52.3 m<sup>2</sup>  
563 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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