



Building Plot

Pipistrel House, Backbarrow, Ulverston, LA12

Guide Price £155,000

Proposed Accommodation

The proposed dwelling has been carefully designed to respond to its distinctive hillside setting and the character of the surrounding properties, while offering a contemporary interpretation of traditional Lake District architecture. Planning proposals provide for a substantial three-storey, two-bedroom home, arranged over lower ground, upper ground and first floor levels, with a combination of rendered elevations, timber cladding, local stone and a pitched natural slate roof. The planning assessment concluded that the design, scale and materials would appropriately reflect the character of the area.

The accommodation has been designed to make excellent use of the site's changing levels. The lower ground floor provides a useful entrance hall, plant/utility and boot room, together with additional storage and access to the garden and courtyard areas. The principal upper ground floor is planned around an impressive open-plan kitchen, dining and living space, complemented by a separate study, WC and hall. The first floor provides two bedrooms and a family bathroom, with the elevated position offering the potential to enjoy the surrounding wooded and rural setting.

Outside, the plans incorporate a private garden and patio area together with a courtyard and landscaped areas to the north, west and south of the dwelling. The proposals also provide two off-road parking spaces, with an improved existing access and turning provision allowing vehicles to enter and leave the site in forward gear. Particular consideration has been given to the sustainability credentials of the proposed home, with planning conditions requiring the installation of solar panels and an air source heat pump prior to occupation. The use of locally sourced natural slate, roughcast render, timber cladding and stone facing further complements the Lake District setting.

The plot occupies a highly individual position, tucked between Finsthwaite Lane and the Lakeside and Haverthwaite Railway line, with woodland and the surrounding landscape creating a wonderfully secluded backdrop. The site is elevated above the adjacent highway and enjoys a distinctive position within this popular Lake District village. The planning assessment specifically found that the proposed dwelling would sit below the ridge height of Pipistrel House and would not have an unacceptable overbearing or overlooking impact on neighbouring properties.

Planning permission

Application reference 7/2025/5404, for a new dwelling in the garden of Pipistrel House. The approved scheme is for a two-bedroom detached dwelling and includes two off-road parking spaces, landscaping, renewable energy provision and improved access arrangements.

What3Words

///leaned.fulfilled.jungle

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 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.

Location

Backbarrow is a picturesque village situated at the southern end of Lake Windermere, surrounded by exceptional scenery. 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.

This is an exciting opportunity for those looking to create a bespoke contemporary Lake District home in an established residential setting, with the benefit of an approved scheme already carefully considered through the planning process.

Please note

The planning permission is subject to a local occupancy condition, meaning the resulting dwelling must be occupied as an only or principal home by a person meeting the specified local connection criteria; it cannot be used as a second home or holiday let. Please ask the office for more information.

Services

The purchaser will be responsible for making their own enquiries and satisfying themselves as to the availability, location and suitability of all mains services, including water, gas, electricity and sewerage, together with the arrangements and costs associated with connecting the property to any available supplies. The proposed plans do, however, indicate the provision of an air source heat pump as the proposed heating system, together with PV solar panels to provide renewable electricity generation. These form part of the approved proposals and are subject to the relevant planning conditions.

Purchasers are advised to make their own investigations with the relevant utility providers and authorities prior to purchase.

Tenure

Freehold

Broadband

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

