



## Backbarrow

£290,000

2 Bens Row, Backbarrow, Ulverston, LA12 8QL

Welcome to 2 Bens Row, a charming 2 bedroom Lakeland cottage packed with original features it sits pretty in the idyllic village of Backbarrow. Being close to the popular market town of Ulverston, having a fabulous local pub, fell walks from the door step and being close the foot of Lake Windermere this hidden gem has so much to offer. Bens Row would make a beautiful home, second home or holiday let.

### Quick Overview

Delightful Two bedroom cottage  
Packed with original features  
Occasional Room  
Utility room  
Village Community setting  
South facing garden  
Rolling countryside views  
Ideal weekend retreat or permanent home  
No Chain  
Super fast Broadband



2



1



2



E



Superfast  
Broadband  
Available



Off road Parking

Property Reference: ULV1043



Kitchen



Kitchen



Dining Room



Outside at 2 Bens Row

Oozing with curb appeal and original features the cottage welcomes you in.

The stylish and quirky free standing kitchen has a range of cabinets and benches giving a simple yet elegant feel it is well equipped, it has a double sink and double drainer with mixer tap, a free standing electric oven with extractor over and has all you need to whip up a culinary delight and has a superb view of the garden.

There is a useful utility area with space for a washing machine and fridge freezer, it houses a new central heating boiler and is the perfect place for kicking off muddy boots and handing coats after a day roaming the fells! The external door gives access to the side of the property and garden.

Leading on you will find a spacious dining room with attractive exposed stone wall and beam with a pine staircase leading to the first floor. There is storage under the stairs too.

The cosy lounge has a charming wood burning stove set in an inglenook fire place, super to snuggle up to in the chilly evenings, the room has a deep set window with pretty stained glass feature, to the front of the property, recess with beams over and original exposed stone wall. A low level door gives access to the front of the property.

On the first floor the character and charm continues with suffolk latch doors to all of the rooms!

Bedroom one is a double room with exposed beams and a view over the garden.

Bedroom two is a single room currently used as a twin room.

The loft has a pull down ladder which takes you up to an Occasional bedroom with Velux windows, which allow the light to flood in, there is access under eaves storage too.

The family bathroom has a three piece suite comprising of a bath with shower over, wash hand basin, extractor fan and WC. The room has an exposed beam and feature towel radiator.

Outside at 2 Bens Row is a sunny, south facing gated garden to relax in, partly laid to lawn with decking area.

**Location** Backbarrow is an idyllic village nestled in the Lake District National Park approximately five miles northeast of the bustling market town of Ulverston. Known for its rich history, cobbled streets and array of shops and cafes, schools and Rail links is renowned for its friendly community spirit and hosts a variety of cultural events throughout the year, ensuring there is always something to see and do. With excellent transport links and easy access to the Lake District, this property is ideally situated for those looking to explore the stunning Cumbrian countryside. It is also in easy access to the A590, making commuting or exploring the wider Lake District and South Lakes region a breeze.



### Accommodation (with approximate dimensions)

**Kitchen** 5' 6" x 13' 7" (1.68m x 4.14m)

**Utility Room** 5' x 6' 2" (1.52m x 1.88m)

**Dinning Room** 13' 6" x 10' 4" (4.11m x 3.15m)

**Lounge** 13' 10" x 11' 1" (4.22m x 3.38m)

### First Floor

**Bedroom One** 10' 6" x 9' 5" (3.2m x 2.87m)

**Bedroom Two** 15' 6" x 6' 8" (4.72m x 2.03m)

**Occasional Room** 12' 0" x 12' 9" (3.66m x 3.89m)

**Family Bathroom**

### Property Information

**Note** Please note - the property next door does have pedestrian and vehicular access over the garden.

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

**Services** LPG Gas central heating, mains electricity, water and drainage.

**Broadband Services** Superfast Broadband available. Openreach - Networks in your area.

**Business rates** We understand the property to have a rateable value of £2100.00 with the amount payable to Westmorland and Furness District Council for 2026/27 being £1,479 though the current owners enjoy the benefit of Small Business Rate Relief.

**Directions** Follow the A590 either:

Out of Ulverston towards Backbarrow, or

In towards Ulverston from Newby Bridge, depending on your direction of travel.

When you reach the area of the Lakeland Motor Museum, look out for signs to Brow Edge Road.

You'll see a row of terraced properties along the A590.

Drive up in the the village and just before the hill you will find 2 Bens Row on the right-hand side.

**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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Lounge



Lounge



Bedroom One



Occasional Room



what3words ///regulator.fallen.jeeps

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

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

## Meet the Team

**Sue Blake**  
Sales Manager & Property Valuer  
Tel: 01229 582891  
Mobile: 07368 416931  
sueblake@hackney-leigh.co.uk



**Rachael Wright**  
Sales Team  
Tel: 01229 582891  
ulverstonsales@hackney-leigh.co.uk



**Jaya Evans**  
Lettings Team  
Tel: 01229 582891  
ulverstonsales@hackney-leigh.co.uk



**Joanne Padley**  
Viewing Assistant  
Tel: 01229 582891  
ulverstonsales@hackney-leigh.co.uk



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