



## Backbarrow

Offers Over £200,000

3 Birch House, Backbarrow, Nr Ulverston, Cumbria, LA12 8QJ

This well presented 2 Bedroom Terraced Cottage is located in the popular village of Backbarrow within the Lake District National Park (LDNPA), offering on-road parking and an enclosed decked outdoor space perfect for entertaining or relaxation.

The property has many features and is tastefully decorated throughout and has a wood-burning stove and oil filled electric radiators/panel heaters, creating a warm and inviting home in this sought-after village setting.

Ideal First Time Buyer or Second Home property. No Upper Chain

### Quick Overview

- Popular village location
- Within the Lake District National Park
- Mid Terraced Lakeland Cottage
- Warm and Cosy
- Character and Charm
- Ideal First Time Buyer Property
- On Road Parking
- Ideal Lock Up and Leave
- No Upper Chain
- Superfast broadband



Property Reference: G3152



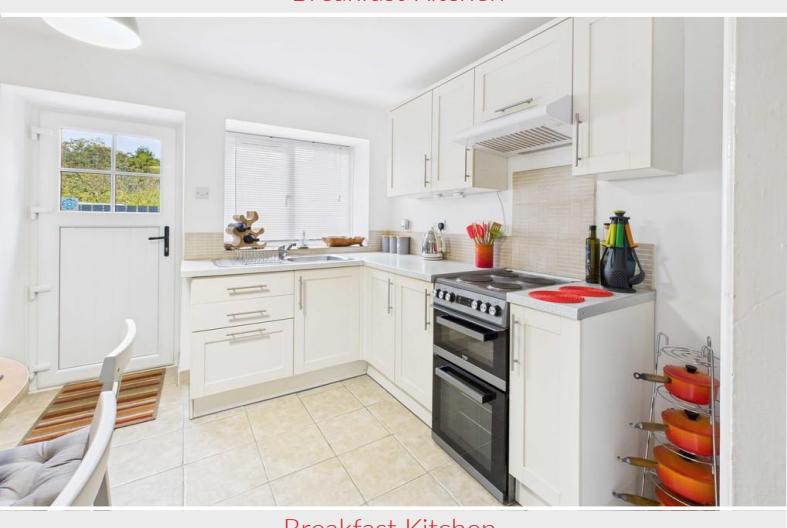
Sitting Room



Sitting Room



Breakfast Kitchen



Breakfast Kitchen

Beautifully presented with modern fittings, multi-fuel stove and recently replaced internal 'oak' doors and double glazed upvc windows and doors. The attractive front door leads in to the Entrance Hall with electric panel heater and stairs to the First Floor. Door to the cosy Sitting Room with exposed stonework and recessed multi-fuel stove with charming stone lintel over and situated on a slate hearth. Oil filled electric heater and door to Breakfast Kitchen. A good sized room with an attractive range of cream shaker style cabinets with complementary worktops and splash back tiling and single drainer stainless steel sink unit. Space for cooker, washer drier and fridge/freezer. Cooker hood and uPVC double glazed rear entrance door.

From the Entrance Hall, stairs lead to the First Floor Landing with loft hatch. Bedroom 1 is a spacious double room with ample space for bedroom furniture and recessed storage cupboard. Bedroom 2 is a large single or small double room with rear aspect. The Bathroom has a 3 piece white suite comprising bath with Bristan electric shower over, wash hand basin and WC. Part tiled walls, electric panel heater and airing cupboard housing the hot water cylinder.

Outside there is an enclosed decked area ideal for outdoor entertaining and bin storage.

**Location:** Occupying a pleasant location off the main road in Backbarrow within the Lake District National Park. The property lies a short drive from the foot of Windermere Lake and provides easy access to the whole of South Lakeland. The nearby facilities of Backbarrow include the Whitewater Hotel Leisure Club, Primary School and Doctors Surgery. The nearest town is the market town of Ulverston, approximately 15 minutes by car which provides a variety of independent shops and supermarkets.

From Newby Bridge, take the A590 towards Ulverston and turn left signposted Brow Edge. 3 Birch House can be found shortly on the right hand side - on road parking.

What3words:- <https://what3words.com/crabmeat.provide.stint>

#### Accommodation (with approximate measurements)

##### Entrance Hall

**Sitting Room** 12' 8" x 10' 7" (3.88m x 3.25m)

**Breakfast Kitchen** 13' 6" x 8' 7" (4.14m x 2.62m)

##### First Floor

**Bedroom 1** 12' 2" x 10' 9" (3.72m x 3.29m)

**Bedroom 2** 10' 6" x 7' 6" (3.21m x 2.29m)

**Bathroom** 7' 5" x 6' 1" (2.28m x 1.86m)

**Services:** Mains water, electricity and drainage. Oil filled electric heaters and electric panel heaters.

**Tenure:** Freehold. Vacant possession upon completion.

**Material Information:** The ginnel/passageway is shared with 1 Bens Row. Works are done on an 'as and when' basis and shared between the 2 properties.

2 Birch House has a right of access through the enclosed decked area for their bins.

**Council Tax:** Band B - Westmorland and Furness Council.

**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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £750 – £775 per calendar month. For further information and our terms and conditions please contact the Office.

**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).



Bedroom 1



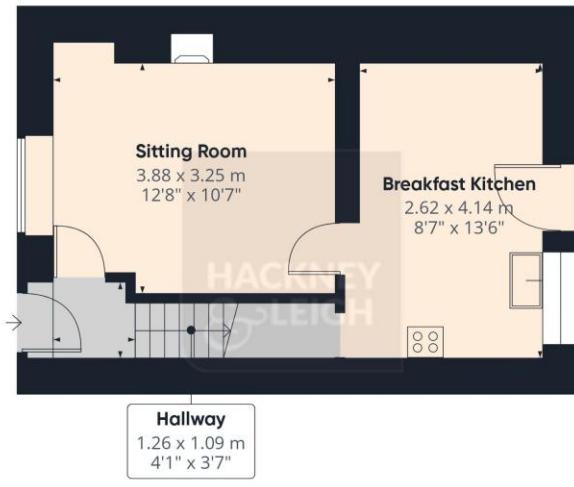
Bedroom 2



Bathroom



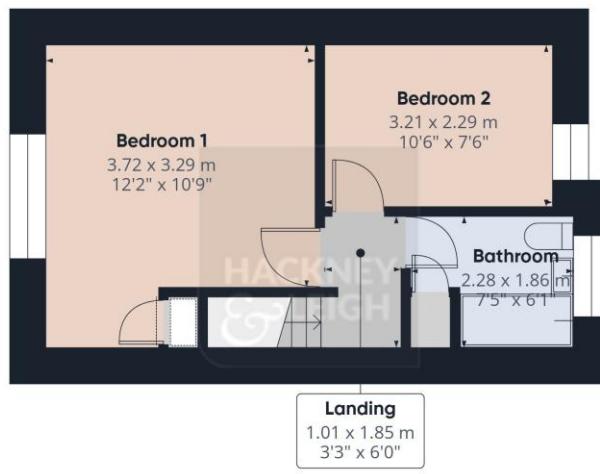
Decked Rear Year



Approximate total area<sup>(1)</sup>

56.3 m<sup>2</sup>

606 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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