



43 Iron Works, Backbarrow  
£185,000



## 43 Iron Works, Ironworks Road

### Backbarrow

An immaculate top floor apartment forming part of a unique development of beautifully designed properties set on the banks of the River Leven situated in the hamlet of Backbarrow near Newby Bridge within the Lake District National Park.

The local attractions include the Whitewater Hotel Spa and Leisure Club, the Lakeside and Haverthwaite Steam Railway, Haverthwaite Surgery and a well regarded primary school. The location offers many countryside walks from the doorstep including the Cumbria Coastal Path and Bigland Hall Estate and Tarn and is within easy reach of The Swan Hotel, which is renowned for it's superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere, Cartmel village, where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume, Grange Fell Golf Club, Fell Foot Park and the A590. The amenities available in Bowness, Windermere, Grange-over-Sands and Ulverston are just a short journey away.

The beautifully presented accommodation offers an entrance hall, excellent kitchen with dining and living space, one double bedroom and a shower room. The apartment benefits from double glazing and electric heating. Outside there is an allocated parking space, communal bike storage and communal gardens.

- Immaculately presented apartment
- One double bedroom
- Open plan living with dining area
- Modern shower room
- Fitted kitchen with integrated fridge freezer, dishwasher and washing machine
- Double glazing & electric heating
- Allocated parking for one vehicle and visitor parking
- For sale with no upper chain
- Great road links to M6 and the National Park
- Council Tax Band B





### **ENTRANCE HALL**

6' 5" x 4' 2" (1.95m x 1.26m)

Entrance door, radiator, recessed spotlights.

### **KITCHEN AND DINING SPACE**

9' 7" x 9' 4" (2.91m x 2.84m)

Natural light from living space, radiator, excellent range of base and wall units, undermounted stainless steel sink to Silestone worktops and upstands, built in oven, induction hob with extractor hood over, integrated fridge, freezer and dishwasher, built in washer/dryer, recessed spotlights, tiled splashback.

### **LIVING SPACE**

16' 4" x 13' 3" (4.99m x 4.03m)

Double glazed Velux window and double glazed window with views across the River Leven, radiator, built in cupboard, recessed spotlights.

### **BEDROOM**

10' 1" x 9' 2" (3.07m x 2.79m)

Two double glazed Velux windows with integrated blinds, radiator, recessed spotlights.

### **SHOWER ROOM**

6' 9" x 4' 8" (2.05m x 1.42m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrored wall unit with lighting and shaver point, recessed spotlights, extractor fan, partial tiling to walls, tiled flooring.

## SERVICES

Mains electricity, mains water, mains drainage.

**COUNCIL TAX:**BAND B

**EPC Rating** D

**TENURE:**LEASEHOLD

## DIRECTIONS

From Grange-over-Sands proceed west on the A590 to Newby Bridge and continue straight over the roundabout. After the dual carriageway take the second turning on the right signposted Backbarrow and proceed past the Whitewater Hotel crossing the river. The development can be found further along on the left.

**WHAT3WORDS:** Hostels.sensibly.kickers

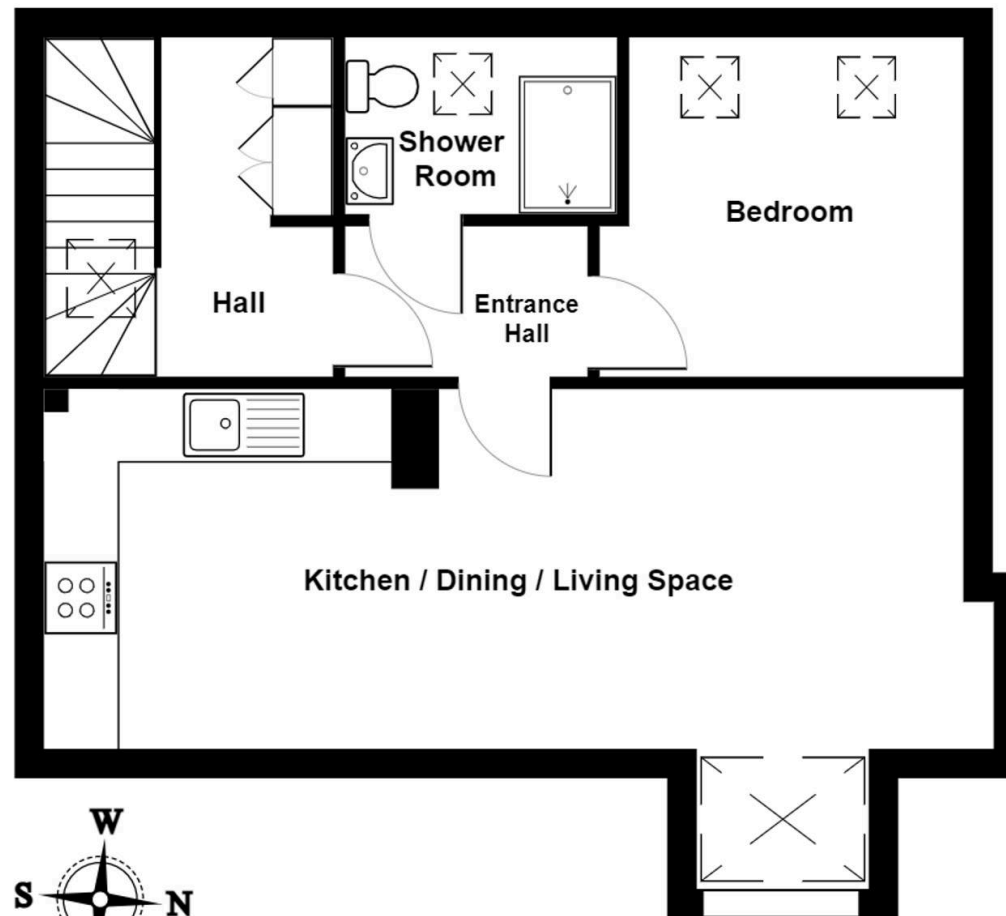
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Total Area: 45.2 m<sup>2</sup> ... 487 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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