



Backbarrow

£215,000

18 Abbots Vue, Backbarrow, Nr Ulverston, Cumbria, LA12 8RA

An excellent, well presented, chain free 2 Bedroom End Terraced House, perfectly positioned in the picturesque village of Backbarrow, within the stunning Lake District National Park. This delightful property offers a unique opportunity for a First Time Buyer, Down-sizer or as its recent use as a Second Home/Holiday Let and combines comfort, charm, and convenience for those seeking a village location.

Comprising Entrance Hall, Cloakroom, Living Room, Kitchen, 2 Bedrooms and Bathroom. Low maintenance Garden and a designated Parking space. Early inspection strongly recommended.

Quick Overview

Located in the LDNP
 Ideal for First Time Buyer/Downsizer
 2 Bedrooms
 Modern Kitchen and Bathroom
 Electric heating to radiators
 Off road Parking
 Low maintenance Garden
 Local primary school close-by
 Walks on the doorstep
 Superfast Broadband



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Superfast
Broadband

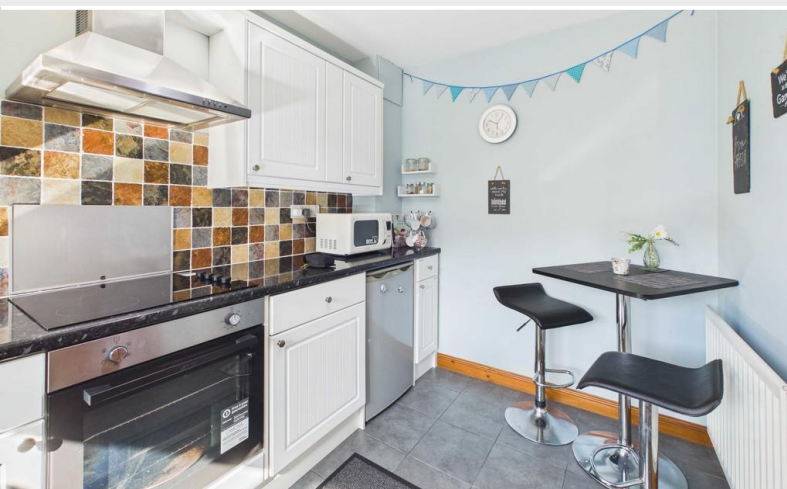


Designated
Parking Space

Property Reference: G3185



Living Room



Kitchen



Kitchen

Descriptions The Covered Entrance with half glazed entrance door leads to the Entrance Hall with wood effect flooring, stairs to first floor and door to Cloakroom with low flush WC and small wash hand basin. The Living Room is light and bright with a recessed electric stove on a slate hearth with wooden surround. A sliding door leads to the rear enclosed Patio Area and a door leads to the understairs storage cupboard which houses the Strom electric boiler. The Kitchen has a range of white wall and base cabinets with laminate effect work surface, splash back tiling and inset stainless steel sink unit. Lamona electric oven and hob with extractor over. Integrated fridge, space for freezer and plumbing and space for washing machine. Tiled slate effect flooring

From the Entrance Hall the stairs lead to the First Floor with loft hatch. There are 2 spacious double Bedrooms, Bedroom 1 is a lovely well proportioned double room with ample space for wardrobes and rear aspect. Bedroom 2 is currently utilised as a Twin Room with a dual aspect and views up to Brow Edge and open fields. The Bathroom has a 3 piece white suite, comprising bath with shower over, pedestal wash hand basin and WC. Complementary part tiled walls and laminate flooring.

Outside there are Patio Areas to the front and rear. The front Patio is paved and gravelled and catches the morning sun, the Rear Patio is enclosed with timber garden store and electric power point.

Location Situated in the heart of Backbarrow, this home offers the best of both worlds: a rural setting with easy access to local amenities. Enjoy leisurely walks in the surrounding countryside or explore the nearby attractions, including the famous Lakeside and Haverthwaite Railway and the Motor Museum closeby. 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 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. Turn right into Abbots Vue and No.18 is on the right hand side.

What3words:

<https://what3words.com/november.haostels.squabbles>

Accommodation (with approximate measurements)

Covered Entrance

Entrance Hall

Cloakroom 5' 8" x 2' 5" (1.74m x 0.75m)

Living Room 13' 8" x 12' 9" (4.19m x 3.91m) max

Kitchen 11' 0" x 7' 1" (3.36m x 2.18m)

First Floor

Bedroom 1 13' 8" x 8' 4" (4.18m x 2.56m)

Bedroom 2 13' 8" x 8' 7" (4.19m x 2.64m)

Bathroom 6' 8" x 5' 6" (2.04m x 1.69m)

Services: Mains water, electricity and drainage. Electric heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Rateable Value: RV: £2225. Subject to small business rate relief.

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 - £800 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



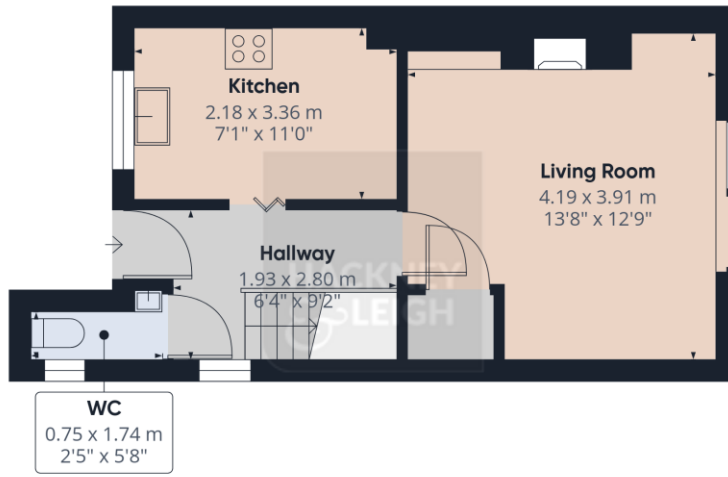
Bedroom 2



Rear Patio

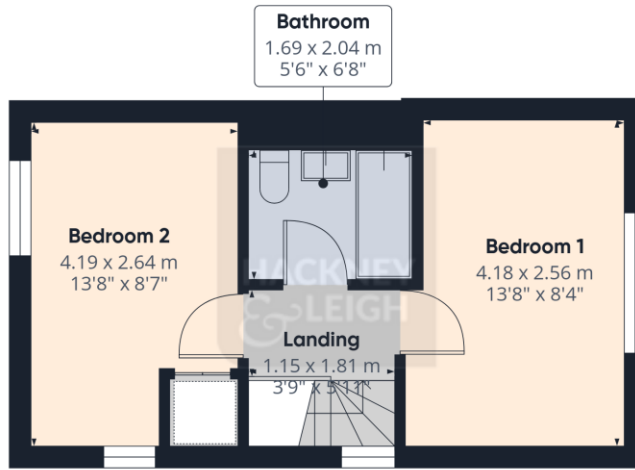


Front Entrance and Forcourt Garden



Floor 0

Approximate total area⁽¹⁾
57.3 m²
618 ft²



Floor 1

(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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