



# Backbarrow

£320,000

Rivers Edge, 24 Ironworks Road, Backbarrow, LA12 8RF

Perfectly positioned within the acclaimed Ironworks development, this exceptional three bedroom duplex apartment blends contemporary architecture with the tranquillity of its riverside setting. With two balconies, a private entrance, and beautifully maintained communal grounds, this home offers a rare combination of luxury, flexibility, and Lake District charm.

Whether as a permanent residence, a high performing holiday let, or an elegant weekend retreat, Rivers Edge delivers a lifestyle defined by comfort, convenience, and understated sophistication.

Part exchange may be considered.

## Quick Overview

- Luxurious ground and first floor 3 bedroomed duplex apartment
- River views
- Easily maintained
- Part exchange may be considered
- Private ground floor entrance
- A few minutes from the tip of Lake Windermere in the Lake District National Park
- Communal gardens & bike store
- 2 First floor balconies
- Designated parking for 2 cars and visitor spaces
- \*Ultrafast broadband available



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Ultrafast  
Broadband



Designated  
parking for 2 cars  
and visitors

Property Reference: W6191



Kitchen



Living Area



Bedroom 1



Stylish and distinctive, 'The Ironworks' is perhaps the stand-out development of new accommodation within the Lake District National Park in recent years. It is rare to find new apartments which are not subject to a local occupancy restriction within the National Park, but these stylish homes can be lived in, holiday let, long term let or enjoyed simply as the perfect "lock up and leave" weekend retreat.

The backdrop is formed by the historic ironworks dating back to 1711 and is a Scheduled Ancient Monument with evidence of this bygone industrial age and the blast furnace was one of the first charcoal-fired blast furnaces in Cumbria and believed to be the only remaining example of its type and is still evident in the charm of the surrounding buildings and yet this is a different world from how it must have been all those years ago. Backbarrow is now by comparison something of a quiet backwater, and this apartment a place of peace and tranquillity. True, you can still sit and admire the steam train passing to and from Haverthwaite from time to time, harking back to a different era, but the overriding feeling as you gaze out onto the River Leven is now one of restfulness.

The apartment itself is stylishly designed and finished, with all of the comfort which 21st century living demands. The accommodation comprises of entrance hall, open plan living area with fitted kitchen and ample space for dining, leading to private covered seating area overlooking the river. Moving up to the first floor there is a well proportioned double bedroom with balcony and a lovely modern ensuite shower room. Plus a further two bedrooms, one with a balcony, and an additional sophisticated bathroom. Outside there are well presented communal grounds and two designated parking spaces together with various visitor spaces.

The contents apart from personal effects may be available subject to further negotiations.

Accommodation: (with approximate measurements)

Entrance Hall

Open Plan Living Area/Kitchen 30' 0" overall x 17' 7" max (9.14m x 5.36m)

Covered Patio 10' 3" x 6' 2" (3.12m x 1.88m)

Cloakroom

Stairs for first floor

Bedroom 1 16' 6" max x 10' 2" max (5.03m x 3.1m)

Ensuite Shower Room

Covered Balcony 10' 0" x 5' 6" (3.05m x 1.68m)

Bedroom 2 9' 9" x 7' 5" (2.97m x 2.26m)



Covered Balcony



Kitchen



Bedroom 3



Bedroom 2



Dining Area



Covered Balcony

**Covered Balcony** 10' 1" x 4' 1" (3.07m x 1.24m)

**Bedroom 3** 11' 0" max x 7' 0" max (3.35m x 2.13m)

**Bathroom**

**Property Information:**

**Services:** The property is connected to mains water, electricity and drainage. Electric heating.

**Tenure:** Leasehold for a term of 999 years from and including 1st January 2018. The Service charge for 2025 is £586.55 per quarter. Ground rent is payable of £315.00 per annum. The development is managed by Rendall and Rittner who are RICS accredited.

**Business Rates:** Westmorland and Furness Council - Rateable value of £3,000 with the amount payable in the order of £1,470 for 2024/25. Small business rates may be applicable. As the property is currently holiday let it is registered for business rates, however, if the new owner chooses to live in the property, it would revert to council tax.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

**What3Words & Directions:** [///fumes.whisk.folks](https://www.what3words.com/fumes.whisk.folks) This wonderful 3 bedroomed duplex apartment is situated in the popular Lakeland Village of Backbarrow, only about a mile from Newby Bridge and the foot of Lake Windermere. The property is well placed for access to all of the amenities of the Lake District National Park as well as to the Furness Area and the M6 along the A590. From the South follow the A590 past Newby Bridge turning right into Backbarrow. Pass the Whitewater Hotel and Leisure Club and shortly after you will see this distinctive development on your left hand side. On entering The Ironworks, you will find number 24 towards the Northern end of the development (left as you enter) and has its own private front door on the ground floor.

**Anti-Money Laundering Regulations:** 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).



Entrance



River View



Communal Gardens



Elevated Photo

Request a Viewing Online or Call 015394 44461

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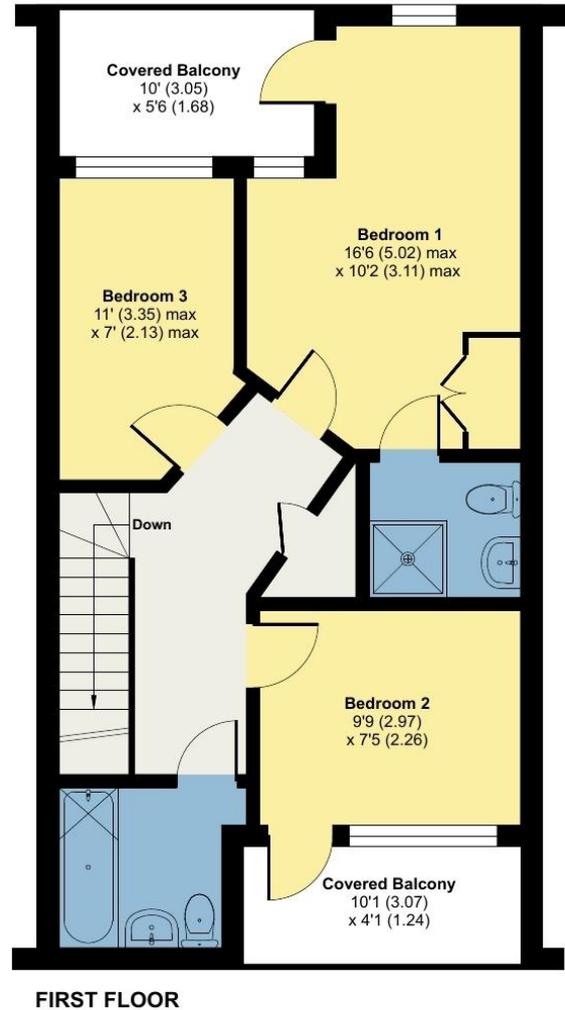
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# 24 Ironworks, Ironworks Road, Backbarrow, LA12

Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1237465

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