



Brow Edge Road, Backbarrow

£375,000

1 Leckbarrow Cottages, Brow Edge Road, Backbarrow, LA12 8PP

Recently renovated with exceptional attention to detail, Leckbarrow Cottages offers 1,460 sq. ft of beautifully finished living space in an elevated setting above Backbarrow. Arranged across three floors, the home includes a kitchen/diner, living room with sun terrace, three bedrooms (one ensuite), family bathroom, study/home office, utility and an integral garage. With sun terrace and balcony areas extending the living space outdoors, this is a stylish and versatile home in the Lake District National Park.

Quick Overview

- Fully renovated home
- Three versatile bedrooms
- Ensuite principal room
- Spacious kitchen/diner
- Living room with sun terrace
- Stylish family bathroom
- Study/home office
- Integral garage
- 1,460 sq. ft of space
- Superfast Broadband



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Superfast
Broadband
Available

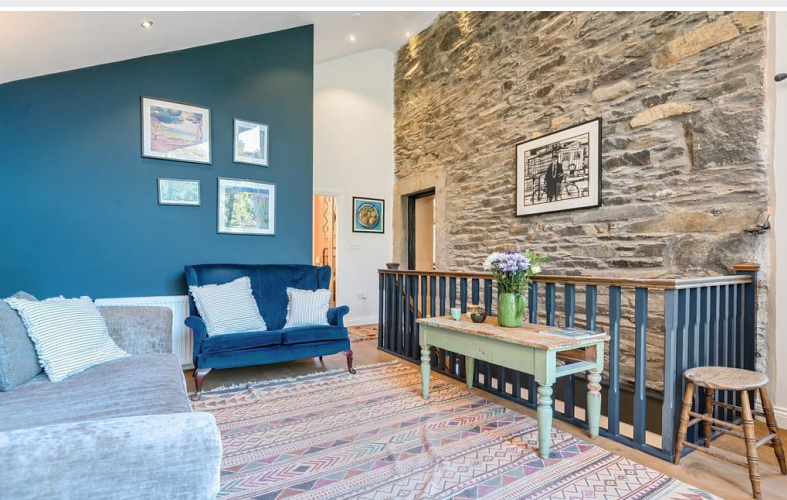


Integral Garage

Property Reference: ULV1015



The layout flows naturally across three levels. On the garden floor, a welcoming hallway leads to a generous study, ideal for home working, together with a utility room and an integral garage. The first floor forms the heart of the home, a spacious kitchen/diner, a comfortable double bedroom with en suite, and a light and inviting living room that opens directly onto the sun terrace, perfect for relaxing or entertaining.



The second floor offers two further bedrooms and a stylish family bathroom, providing flexibility for guests and family. Outside, the sun terrace and balcony create inviting spots for morning coffee or evenings spent unwinding.

With its thoughtful renovation, quality finish, and practical yet characterful layout, Leckbarrow Cottages is a rare opportunity to secure a home in the Lake District National Park that is both ready to move into and designed to be enjoyed.

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 measurements)

Ground Floor

Study 13' 5" x 13' 1" (4.09m x 3.99m)

Utility Room 10' 0" x 12' 2" (3.05m x 3.71m)

Garage 15' 2" x 8' 1" (4.62m x 2.46m)

First Floor

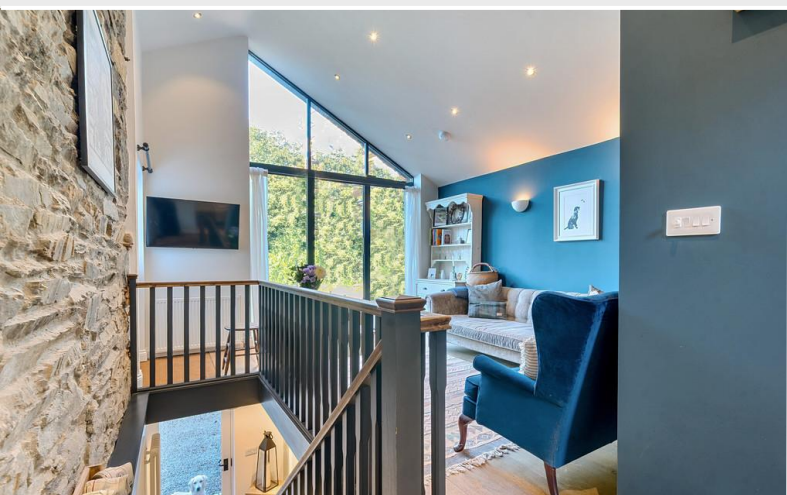
Kitchen Diner 24' 10" x 12' 8" (7.57m x 3.86m)

Living Room 14' 1" x 13' 8" (4.29m x 4.17m)

Bedroom One 10' 5" x 13' 5" (3.18m x 4.09m)

Ensuite 13' 11" x 7' 3" (4.24m x 2.21m)

Second Floor



Bedroom Two 12' 5" x 9' 8" (3.78m x 2.95m)

Bedroom Three 12' 3" x 9' 8" (3.73m x 2.95m)

Family Bathroom 9' x 5' 6" (2.74m x 1.68m)

Services: LPG Gas, Mains Electric, Water and Sewerage

Council Tax: Band B Westmorland and Furness Council

What3words ///plank.storms.overdone

Viewings: Strictly by appointment with Hackney & Leigh.

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.

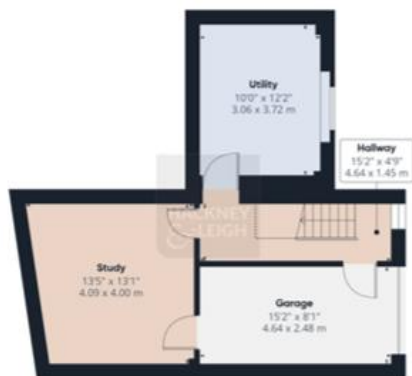
The property is two or three doors up on the right-hand side of Brow Edge Road.

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 £1200 – £1300 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 £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).





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1460 ft²
135.6 m²

Balconies and terraces

70 ft²
6.5 m²

Reduced headroom

20 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

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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