



## Backbarrow

£279,000

6 Low Row, Brow Edge Road, Backbarrow, Nr Ulverston, Cumbria, LA12 8QH

A lovely, charming, warm, cosy and inviting Mid Terrace Cottage with accommodation arranged over 3 floors with lots of lovely original features and set in the delightful LDNP village of Backbarrow.

Comprising Sitting Room, Dining Kitchen, 3 Double Bedrooms (1 En-Suite), Bathroom, Terraced Patio Gardens and Parking. Viewing highly recommended.

### Quick Overview

Mid Terrace Cottage - 3 Double Bedrooms  
1 Reception - 2 Bath/Shower Rooms  
Lovely, village location  
Inside the Lake District National Park  
Charming Cottage Features  
Neatly presented throughout  
Pleasant walks from the door  
Low maintenance, patio style Garden  
Parking for 2-3 vehicles  
Superfast Broadband available\*



3



2



1



F



Superfast  
Broadband



Parking for 2 - 3  
cars

Property Reference: G2947





Sitting Room



Kitchen Area



Kitchen/Diner



Bathroom

**Description** 6 Low Row is a charming property with very attractive character features such as exposed beams, stone lintels and deep set cottage style windows running throughout and has a lovely warm welcoming, relaxing and inviting feel. Decorated in neutral tones and with excellent modern touches including Kitchen with solid oak cabinet doors and luxurious main Bathroom.

If you are looking for a lovely family home or bolt hole in the Lake District or perhaps an investment then this property may just fit the bill.

The front door opens into the Entrance Hall with stairs rising to the First Floor and cottage style latch door into the Sitting Room. The cosy Sitting Room has a low front window, engineered oak floor, spacious and useful under stairs cupboard and lovely log burning stove set into stone fireplace with super original stone lintel over. An open arch leads into the Dining Kitchen with space for a small dining table to one side and the Kitchen is furnished with attractive solid oak fronted units and complementary work surfaces with inset 1½ bowl stainless steel sink unit with lovely outlook via the rear window into the rear Garden/Patio. Built-in electric oven, ceramic hob, space for fridge freezer and plumbing for washing machine. External rear door.

From the Entrance Hall, stairs lead to the First Floor Landing with window and pleasant view towards Haverthwaite Heights and stairs to the Second Floor. Step up to the Family Bathroom which is a real treat. This spacious Bathroom is quite luxurious with a double-ended, free-standing slipper bath, WC, wash hand basin and shower enclosure. Neutral tiles, exposed ceiling beams and chrome ladder style towel rail. Large airing cupboard housing the hot water cylinder. Bedroom 2 is a lovely double room with recessed wardrobe and pleasant front aspect over the village towards Haverthwaite Heights.

On the Second Floor are Bedrooms 1 and 3. Bedroom 1 is a delightful double Bedroom with low window to the front and lovely view recessed wardrobe, over-stairs cupboard and En-Suite Shower Room. The Shower Room has velux roof window and a 3 piece white suite comprising shower enclosure, wash hand basin and WC. Bedroom 3 is a cosy double with rear aspect.

Externally, this property makes the absolute most of the outdoor space. This Cottage is the only one on the row that has created Parking to the front for 2 cars and there is a lovely spacious paved and gravelled area which is a real sun trap. With a mature hedge to one side, fence to the other and gates it is also secure. The rear Garden is tiered, paved and gravelled with a paved seating area, ideal for outdoor dining and attractive rockery area. From Brow Edge Road there is an access lane which leads to the Parking for 1-2 cars depending on whether you keep the Garden Stores.

**Location** Occupying a pleasant location off the main road in Backbarrow within the Lake District National Park. The property lies approximately 1½ miles south west of the foot of Windermere Lake and provides easy access to the whole of South Lakeland. The nearby facilities of Backbarrow/Haverthwaite include the Whitewater Hotel, Leisure Club, Primary School and Doctors Surgery.

From Newby Bridge, take the A590 towards Ulverston and turn left



signposted Brow Edge. Low Row can be found a short way along on the left hand side.

#### Accommodation (with approximate measurements)

##### Entrance Hall

**Sitting Room** 13' 0" x 11' 6" (3.96m x 3.51m)

**Dining Kitchen** 14' 8" x 6' 10" (4.47m x 2.08m)

##### Bathroom

**Bedroom 2** 11' 1" max x 8' 9" max (3.38m max x 2.67m max)

**Bedroom 1** 11' 9" x 11' 0" (3.58m x 3.35m)

##### En-Suite Shower Room

**Bedroom 3** 10' 4" x 7' 8" (3.15m x 2.34m)

**Services:** Mains water, electricity and drainage. Ecostrad Ceramic Wi-Fi electric heaters, controlled through a Smart App installed May 2025. Woodburning stove.

**Tenure** Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 15.6.24

**Council Tax** Band C. Westmorland and Furness Council

**Viewings** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/obey.inflates.expel>

**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 £775 – £825 per calendar month. For further information and our terms and conditions please contact our Grange 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).

#### A thought from the owners..."

We have owned this lovely 18th Century Cottage over 25 years. The cottage is full of charming features and has been updated whilst retaining its period features. One of our favourite rooms is the bathroom, when you walk through the door it feels so spacious and has a luxurious feeling. The village of Backbarrow is peaceful and a lovely area within the Lake District National Park, which has some fantastic walks and great attractions which are within walking distance from the cottage or just a short drive from the village.



Bedroom 2



Bedroom 1



Front Patio Area and Parking

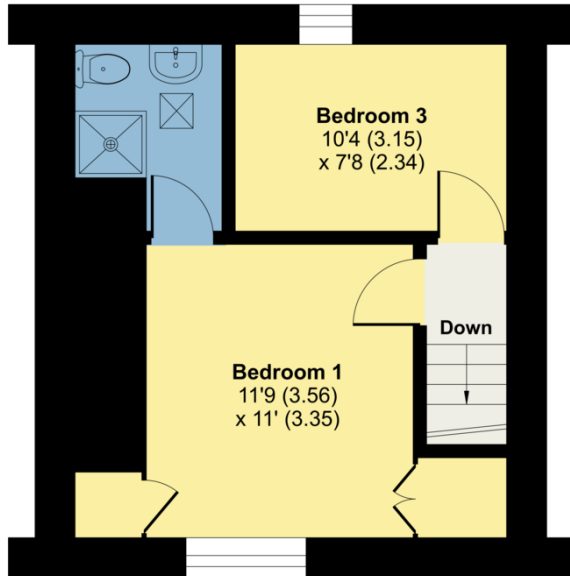


Rear Patio Area and Garden

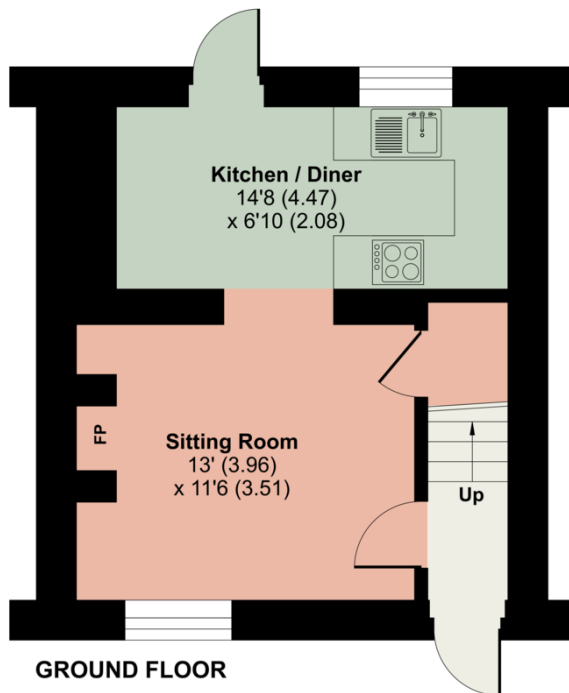
# Brow Edge Road, Ulverston, LA12

Approximate Area = 832 sq ft / 77.2 sq m

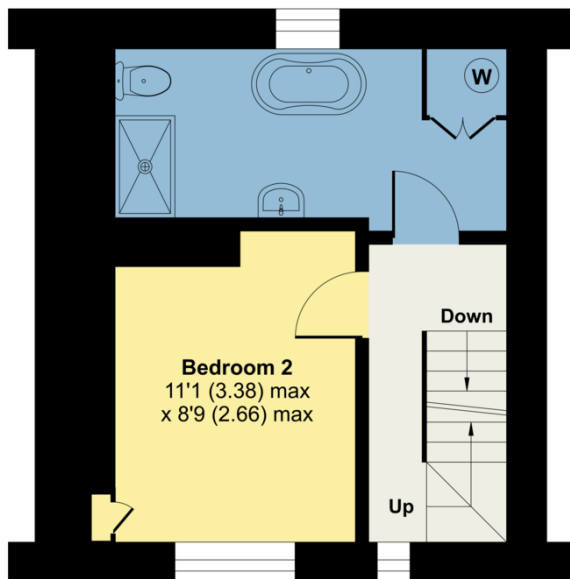
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1147490

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