



2 Park House Cottages, Backbarrow
£550,000



2 Park House Cottages

Backbarrow

A charming semi-detached cottage located in an elevated position overlooking the village of Backbarrow sitting adjacent to Lakeside and Haverthwaite steam tourist railway. The property which is estimated to be constructed in the late 1700's to early 1800's is close to local primary schools, doctors surgery, leisure club and local pubs and restaurants. Within the southern peninsula of the Lake District National Park ensures it has easy access to Bowness on Windermere, Coniston water, Cartmel, Ulverston and on route to the Western fells.

Nestled within the picturesque setting, this stunning semi-detached cottage offers a delightful combination of traditional character and modern comforts. When arriving at the property you will find ample driveway parking which is a fantastic benefit to the property. At the front of the property there are lush flower beds which overlook the Haverthwaite railway which if timed right you can catch the steam train coming on by which is a real treat to see.

Entering the property you will find a warm and welcoming entrance hall which has many original features including Oak engineered flooring which is in every room on the ground floor except for the sitting room. Flowing through to the sitting room which features a multi-fuel stove, perfect for cosy evenings by the fire, while the open plan kitchen/diner is a true focal point of the home with bi-folding doors leading to the patio garden. The kitchen is perfect for all your cooking needs, having dual fuel range with extractor over, integrated fridge freezer and dishwasher. Across from the kitchen diner is both the utility space which has all your washing needs and the downstairs W.C., which comprises a W.C., and wash hand basin.

Upstairs on the first floor there are four generously proportioned double bedrooms which offer ample accommodation for family and guests. A family bathroom which comprises a W.C., wash hand basin and bath which provides convenience and versatility especially with the added shower room. Heading from the landing which again holds many original features, take the steps up to the second floor where the final double bedroom is located which is a beautiful space for relaxing in.

- Charming semi-detached cottage
- Double glazing with LPG central heating
- Sitting room with multi fuel stove
- Within southern peninsular of the Lake District National Park
- Open plan kitchen/diner with Bi-folding doors to patio garden
- Enclosed south facing garden to the rear
- Five double bedrooms
- Extensive refurbishment throughout
- Bathroom, shower room and downstairs W.C.
- Ample driveway parking

EPC RATING D

SERVICES

Mains electric, LPG central heating, mains water, mains drainage.

COUNCIL TAX: BAND D

TENURE: FREEHOLD

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. Continue past the Ironworks and taking the right onto Forrester's Walk followed by a right onto a long driveway where number 2 is located on the right next to the railway line.

WHAT3WORDS: awards.troll.bypasses





GROUND FLOOR

ENTRANCE HALL

17' 8" x 9' 4" (5.38m x 2.85m)

SITTING ROOM

15' 5" x 15' 4" (4.71m x 4.68m)

KITCHEN/DINER

16' 6" x 13' 2" (5.03m x 4.02m)

UTILITY ROOM

8' 6" x 6' 11" (2.59m x 2.10m)

DOWNSTAIRS W.C.

5' 11" x 4' 0" (1.80m x 1.21m)

FIRST FLOOR

FIRST LANDING

9' 3" x 7' 5" (2.81m x 2.26m)



MAIN LANDING

19' 9" x 6' 7" (6.02m x 2.01m)

BEDROOM

13' 11" x 10' 8" (4.24m x 3.26m)

BEDROOM

13' 11" x 9' 4" (4.24m x 2.84m)

BEDROOM

11' 10" x 7' 7" (3.61m x 2.31m)

BEDROOM/STUDY

8' 6" x 7' 4" (2.60m x 2.24m)

BATHROOM

9' 11" x 9' 1" (3.01m x 2.78m)

SHOWER ROOM

8' 10" x 6' 1" (2.68m x 1.86m)

SECOND FLOOR

BEDROOM

21' 5" x 17' 0" (6.52m x 5.19m)





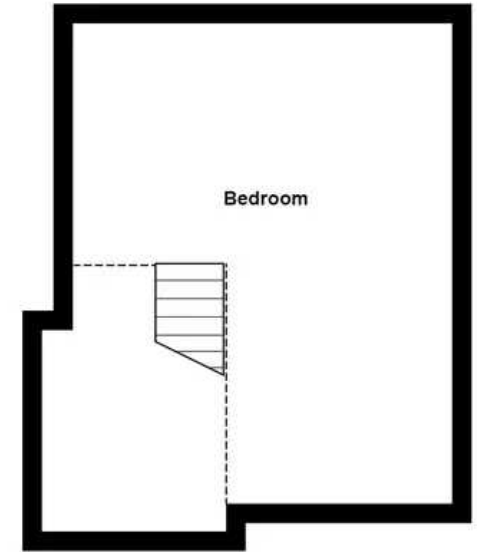




Ground Floor



First Floor



Second Floor

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Total Area: 161.5 m² ... 1738 ft²

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

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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