



Old School Cottage Brow Edge Road, Backbarrow  
£750,000



## Old School Cottage Brow Edge Road

### Backbarrow

A splendid well proportioned extended cottage built in 1870 as the local School and extended to an exceptionally high standard in 2006. Situated in the hamlet of Brow Edge the property boasts fabulous views of the valley including the Haverthwaite/Lakeside steam Railway line and distant views of Coniston Old Man and Weatherlam. There are extensive fells and countryside to the rear. The cottage is located within the Lake District National Park and is within easy reach of The Swan, The Whitewater and Newby Bridge Hotels and Fell Foot Park. The amenities available in Bowness, Windermere, Grange-over-Sands, Cartmel village and Ulverston are just a short journey away, and there are excellent road links to the M6. There are many countryside walks from the doorstep including the Cumbria Coastal Path and Bigland Hall Estate and Tarn.

This charming semi-detached cottage offers a warm and welcoming atmosphere perfect for family living. The property enjoys the benefits of double glazing throughout, a sitting room and snug, ideal for relaxation, and a kitchen diner providing a space for culinary delights. The presence of a family dining room allows for formal entertaining or casual family meals. The cottage boasts four double bedrooms, each offering comfort and space. The bathrooms and en-suites have been tastefully designed and fitted, providing convenience and luxury. The property also benefits from far-reaching views, adding a touch of serenity to the residence. The well-kept landscape gardens envelop the property, offering a peaceful haven. There is driveway parking available, providing convenience for residents and guests alike.

The outside space of this property is a true gem, meticulously maintained and thoughtfully designed. The landscaped gardens and grounds are a delight to behold, providing various seating areas that capitalise on the stunning views surrounding the property. An elevated patio and generous paved terrace allow for outdoor dining and relaxation. The presence of a lush lawn, natural rock outcrops, mature trees, and established shrubs adds a touch of tranquillity to the space.

- Delightful character semi-detached cottage
- Sitting room and snug
- Fabulous far reaching views
- Family dining room
- Four double bedrooms
- Well kept landscape gardens
- Bathrooms and en-suites
- Ample off road parking

**EPC RATING F**

**SERVICES**

Mains electric, LPG gas, mains water, mains drainage

**COUNCIL TAX CURRENTLY BAND E**

**TENURE:FREEHOLD**

**DIRECTIONS**

Proceed along the A590 in the direction of Ulverston. Pass through Newby Bridge and after the short stretch of Dual Carriageway take the left turn into Brow Edge Road and continue for approximately half a mile where you will find the driveway to Old School Cottage clearly marked on the left.

**WHAT3WORDS:**willpower.pairings.rungs





## GROUND FLOOR

### ENTRANCE HALL

9' 3" x 8' 10" (2.83m x 2.70m)

### SITTING ROOM

19' 2" x 19' 2" (5.84m x 5.83m)

### DINING ROOM

18' 8" x 17' 0" (5.68m x 5.17m)

### KITCHEN DINER

15' 7" x 12' 11" (4.76m x 3.94m)

### UTILITY ROOM

13' 7" x 3' 7" (4.13m x 1.09m)

### SNUG/BEDROOM

10' 11" x 10' 0" (3.32m x 3.06m)

### UTILITY ROOM

8' 0" x 6' 6" (2.45m x 1.97m)

### BATHROOM

8' 0" x 3' 10" (2.43m x 1.16m)

### SUN ROOM

11' 0" x 11' 0" (3.35m x 3.35m)



**IDENTIFICATION CHECK:** Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## FIRST FLOOR

### LANDING

18' 8" x 2' 11" (5.69m x 0.89m)

### BEDROOM

17' 3" x 14' 11" (5.25m x 4.54m)

### BEDROOM

12' 0" x 6' 3" (3.65m x 1.90m)

### BATHROOM

6' 3" x 6' 0" (1.91m x 1.82m)

### LANDING

6' 6" x 4' 8" (1.97m x 1.43m)

### BEDROOM

17' 2" x 10' 10" (5.22m x 3.31m)

### EN-SUITE

8' 1" x 6' 11" (2.47m x 2.12m)

### BEDROOM

16' 10" x 11' 9" (5.12m x 3.59m)

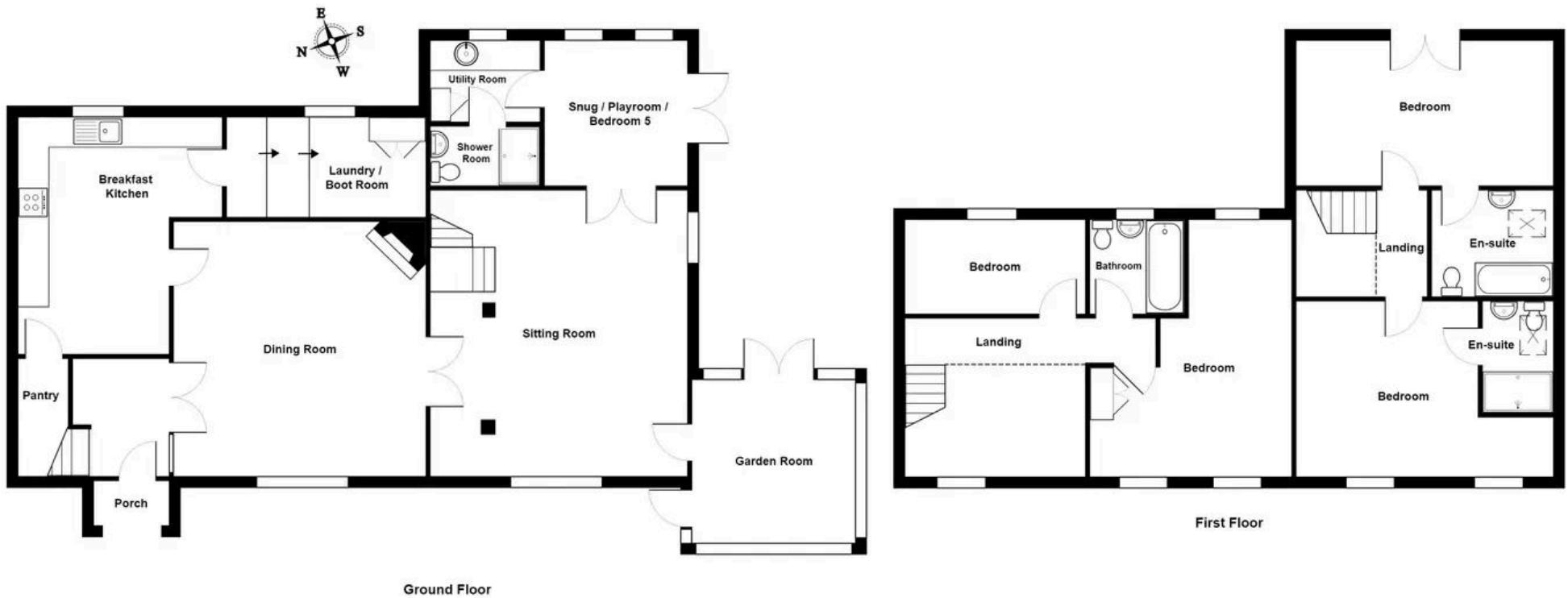
### EN-SUITE

7' 1" x 4' 1" (2.17m x 1.24m)









Old School Cottage, Brow Edge Road, Nr Newby Bridge

Total Area: 208.6 m<sup>2</sup> ... 2246 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

## THW Estate Agents

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

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.