



43 Ironworks, Backbarrow
Asking Price £225,000

Your Local Estate Agents
Thomson Hayton Winkley



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43 IRONWORKS

An immaculate top floor apartment forming part of a unique development of beautifully designed properties set on the banks of the River Leven situated in the hamlet of Backbarrow near Newby Bridge within the Lake District National Park.

The local attractions include the Whitewater Hotel Spa and Leisure Club, the Lakeside and Haverthwaite Steam Railway, Haverthwaite Surgery and a well regarded primary school.

The location offers many countryside walks from the doorstep including the Cumbria Coastal Path and Bigland Hall Estate and Tarn and is within easy reach of The Swan Hotel, which is renowned for it's superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere, Cartmel village, where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume, Grange Fell Golf Club, Fell Foot Park and the A590. The amenities available in Bowness, Windermere, Grange-over-Sands and Ulverston are just a short journey away.

The beautifully presented accommodation offers an entrance hall, excellent kitchen with dining and living space, one double bedroom and a shower room. The apartment benefits from double glazing and electric heating. The apartment offers a rare opportunity for unrestricted ownership, has been operating as a successful holiday let and is offered for sale with no upper chain.

Outside there is an allocated parking space, communal bike storage and communal gardens.

ENTRANCE HALL

6' 4" x 4' 1" (1.95m x 1.26m)

Entrance door, radiator, recessed spotlights.

LIVING SPACE

16' 4" max x 13' 2" max (4.99m x 4.03m)

Double glazed Velux window and double glazed window with views across the River Leven, radiator, built in cupboard, recessed spotlights.

KITCHEN AND DINING SPACE

9' 6" max x 9' 3" max (2.91m x 2.84m)

Natural light from living space, radiator, excellent range of base and wall units, undermounted stainless steel sink to Silestone worktops and upstands, built in oven, induction hob with extractor hood over, integrated fridge, freezer and dishwasher, built in washer/dryer, recessed spotlights, tiled splashback.

BEDROOM

10' 0" max x 9' 1" max (3.07m x 2.79m)

Two double glazed Velux windows with integrated blinds, radiator, recessed spotlights.

SHOWER ROOM

6' 8" x 4' 7" (2.05m x 1.42m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrored wall unit with lighting and shaver point, recessed spotlights, extractor fan, partial tiling to walls, tiled flooring.

OUTSIDE

There is a marked allocated parking space, visitor parking, communal bike storage, water supply and the communal grounds immediately surrounding the apartment are landscaped and private to the complex shared by all residents.

SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

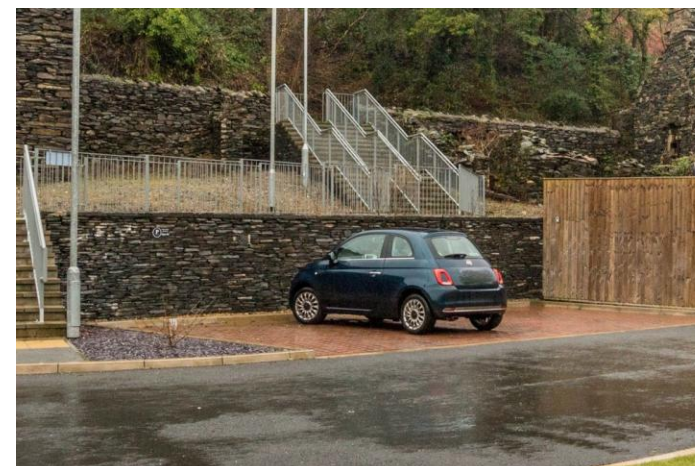
Currently band not specified - as per the Valuation Office website.

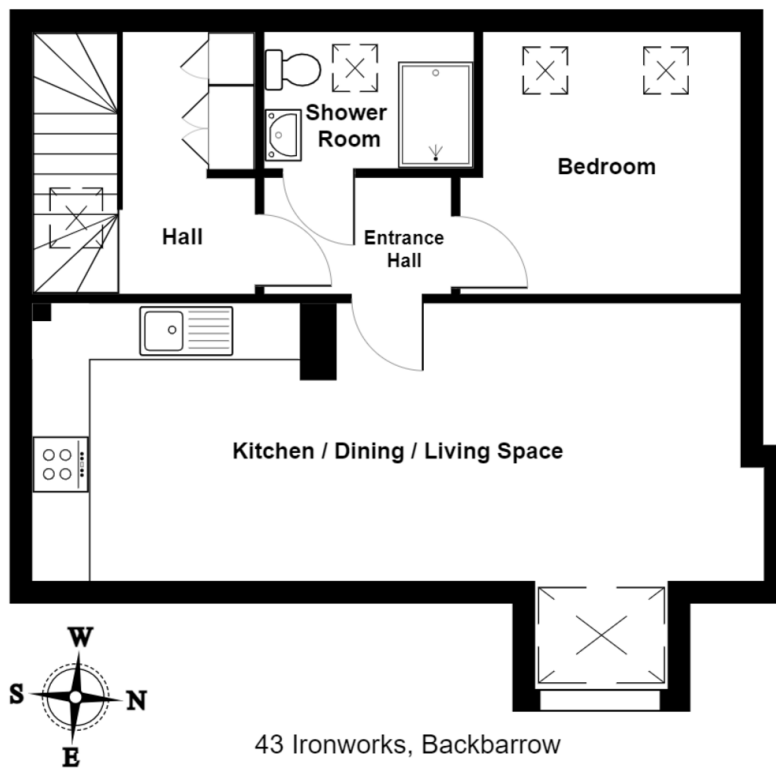
LEASEHOLD INFORMATION

LEASE LENGTH - 999 years from 2019

GROUND RENT £175.00 per annum

SERVICE CHARGE £333.00 per quarter





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Total Area: 45.2 m² ... 487 ft²

Important Notice

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

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. The development can be found further along on the left.

WHAT3WORDS:

hostels.sensibly.kickers

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