



38 Ironworks Road, Backbarrow  
Asking Price £350,000

Your Local Estate Agents  
Thomson Hayton Winkley



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)





An immaculately presented Maisonette apartment overlooking the River Leven situated on a recent modern development within the Lake District National Park. Having open plan kitchen, dining and living space, three bedrooms, bathroom, shower room, balcony and two allocated parking spaces.













## 38 IRONWORKS ROAD

An exciting opportunity to purchase an impressive Maisonette apartment with views across the River Leven towards woodland situated in the hamlet of Backbarrow near Newby Bridge within the Lake District National Park.

The local amenities 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 its 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 having direct access to the balcony, a double bedroom and modern bathroom on the lower floor and two further bedrooms and a shower room on the upper level. The apartment benefits from generous eaves storage, double glazing and remote control electric heating.

Outside there is a private balcony overlooking the river, two allocated parking spaces, communal bike storage and communal gardens.

38 Ironworks Road forms part of a unique development of 43 beautifully designed properties set on the banks of the River Leven. 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.

## LOWER LEVEL

### ENTRANCE HALL

17' 1" x 7' 6" (5.21m x 2.31m)

Entrance door, radiator with decorative cover built in cloaks cupboard with lighting, built in cupboard, entry phone, recessed spotlights.

### KITCHEN, DINING AND LIVING SPACE

18' 4" max x 18' 1" max (5.60m x 5.53m)

### KITCHEN

11' 8" x 6' 5" (3.57m x 1.98m)

Excellent range of base and wall units, undermounted stainless steel sink to quartz worktops, built in oven, induction hob with extractor hood over, integrated fridge, freezer and dishwasher, built in washer/dryer, recessed spotlight, extractor fan.

### DINING SPACE

6' 7" x 6' 5" (2.03m x 1.98m)

Two double glazed windows, radiator.

### LIVING SPACE

13' 2" max x 11' 6" max (4.03m x 3.52m)

Double glazed door to balcony with adjacent double glazed window, radiator, recessed spotlights.

### BALCONY

10' 4" x 5' 6" (3.15m x 1.69m)









## BEDROOM

10' 5" max x 9' 8" max (3.19m x 2.97m)

Double glazed window, radiator, recessed spotlights.

## BATHROOM

8' 11" x 4' 9" (2.72m x 1.45m) Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and bath with thermostatic shower over, fitted mirrored wall unit, recessed spotlights, extractor fan, tiling to walls and floor.

## UPPER LEVEL

### LANDING

6' 9" max x 4' 7" max (2.08m x 1.40m)

Built in cupboard housing hot water cylinder, recessed spotlights.

### BEDROOM

14' 8" max x 9' 4" max (4.48m x 2.86m)

Double glazed window, double glazed Velux window, radiator, recessed spotlights.

### BEDROOM

13' 10" max x 7' 4" max (4.24m x 2.25m)

Two double glazed Velux windows, radiator, recessed spotlights, access to substantial eaves storage.

### SHOWER ROOM

6' 11" max x 6' 2" max (2.13m x 1.90m)

Double glazed Velux window, heated towel radiator, W.C. with concealed cistern, wash hand basin and fully tiled shower enclosure with thermostatic shower fitment, fitted mirrored wall unit, extractor fan, partial tiling to walls, tiled flooring.

## OUTSIDE

There is a private balcony overlooking the river which gets the morning sun, two allocated parking spaces, 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 C as per the Valuation Office website.

## LEASEHOLD INFORMATION

LEASE LENGTH - 999 years from 2019

GROUND RENT - £315.00 per annum

SERVICE CHARGE - approximately £1700.00 per annum





38 Ironworks Road, Backbarrow

Total Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup> (excluding balcony)

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

### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note that these descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly in incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	63   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:

milkman.exporters.pesky

Your Local Estate Agents  
**Thomson Hayton Winkley**

Kendal Office  
112 Stricklandgate  
Kendal  
T. 01539 815700  
E.kendal@thwestestateagents.co.uk

Windermere Office  
25b Crescent Road  
Windermere  
T. 015394 47825  
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office  
Palace Buildings  
Grange-over-Sands  
T. 015395 33335  
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office  
29 Main Street  
Kirkby Lonsdale  
T. 015242 71999  
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents  
Best Small Agency in North West

Gold Sales | Gold Listings

