



Glendale, Backbarrow

£456,500



## Glendale

### Backbarrow

A impressive family home situated in the Lake District National Park within the hamlet of Backbarrow where the 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. The amenities available in Bowness, Windermere, Grange-over-Sands, Cartmel village, Ulverston and the Market town of Kendal are just a short journey away and the A590 offers easy access to the M6.

This charming detached house presents a unique opportunity to acquire a delightful property in a convenient location, offering a harmonious blend of comfortable living spaces and extensive amenities. Boasting a versatile layout, the accommodation comprises a substantial sitting room, an impressive breakfast kitchen, a dining room which is located between the sitting room and the kitchen, a home office/gym, and a workshop, all thoughtfully designed to cater to modern lifestyles. The three well-appointed bedrooms include two generous doubles and one with an en-suite, while the family four-piece suite bathroom ensures practicality and luxury. Features such as double glazing and oil fired heating. With easy access to local amenities and a substantial landscaped garden, this property offers a perfect balance of convenience and tranquillity, making it an ideal choice for families and professionals alike.

The outdoor space of this property is a true highlight, offering a fabulous retreat for relaxation and entertainment. The rear garden is a true oasis, boasting stunning views and a range of amenities including a hot tub, workshop, generous lawns, a natural pond, various seating and decked areas, a fruit cage, vegetable plots, well-stocked planters, timber storage shed, metal lock-up store, log store, greenhouse, and two water supplies. Mature trees provide shade and privacy, while the front of the house features off-road parking for three vehicles and a convenient water supply.

- Charming detached house
- Home office/gym and workshop
- Substantial sitting room
- Double glazing and oil fired heating
- Excellent breakfast kitchen
- Easy access to local amenities
- Three bedrooms with two being doubles and one having an en-suite
- Substantial landscaped garden
- Family four piece suite bathroom
- Ample off road parking

### 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 Glendale can be found on the left in the courtyard immediately before the school.

**WHAT3WORDS:**brittle.mallets.walks

### IDENTIFICATION CHECKS

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.





## GROUND FLOOR

### SITTING ROOM

25' 2" x 17' 2" (7.68m x 5.22m)

### KITCHEN

12' 10" x 8' 6" (3.90m x 2.59m)

### DINING ROOM

13' 3" x 12' 10" (4.05m x 3.92m)

### PANTRY

9' 6" x 4' 2" (2.90m x 1.27m)

### UTILITY ROOM

8' 6" x 8' 2" (2.59m x 2.48m)

## FIRST FLOOR

### LANDING

15' 0" x 12' 10" (4.57m x 3.92m)

### BEDROOM

18' 3" x 9' 11" (5.55m x 3.03m)

### EN SUITE

6' 11" x 6' 9" (2.12m x 2.06m)

### BEDROOM

13' 4" x 8' 10" (4.06m x 2.69m)

### BEDROOM

8' 2" x 6' 11" (2.49m x 2.12m)

### BATHROOM

9' 0" x 7' 7" (2.75m x 2.30m)

## EPC RATING E

## SERVICES

Mains electricity, mains water, oil fired heating, mains drainage.

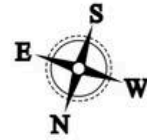
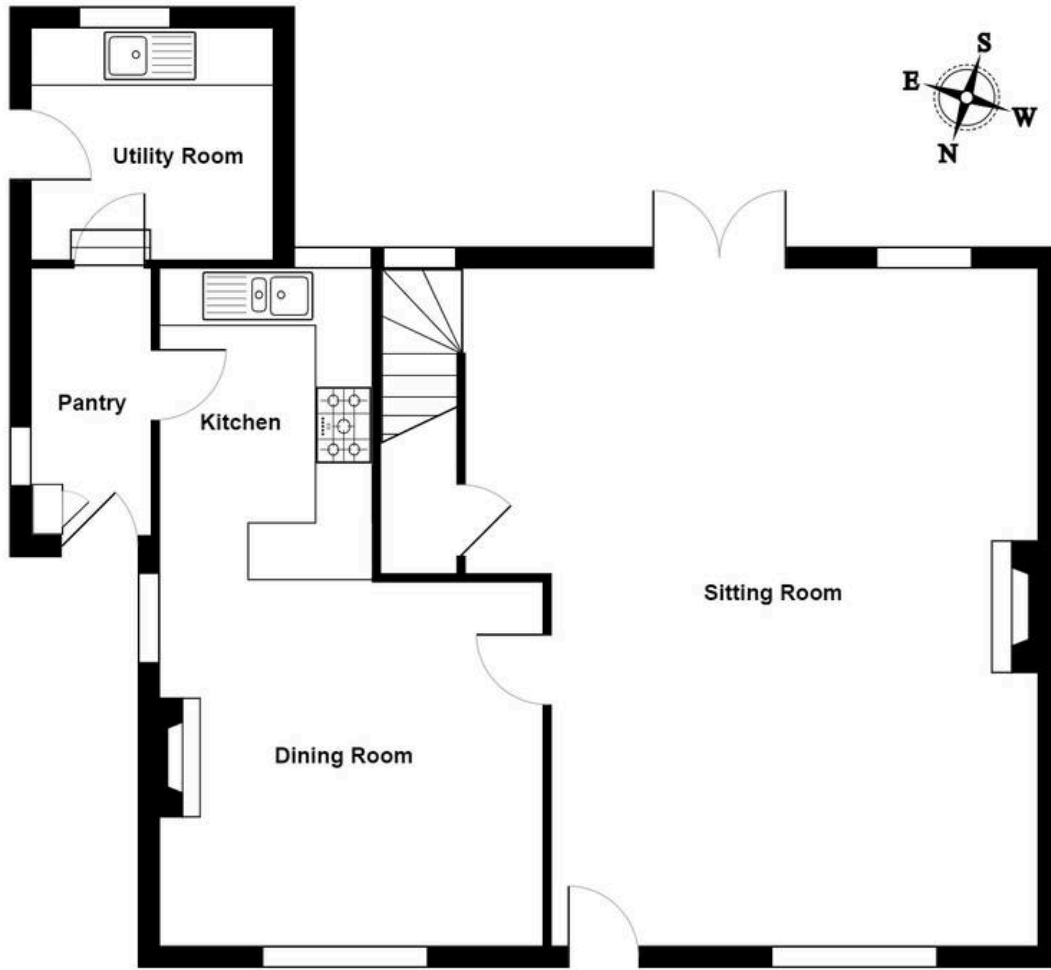
## COUNCIL TAX BANDING C

## TENURE:FREEHOLD







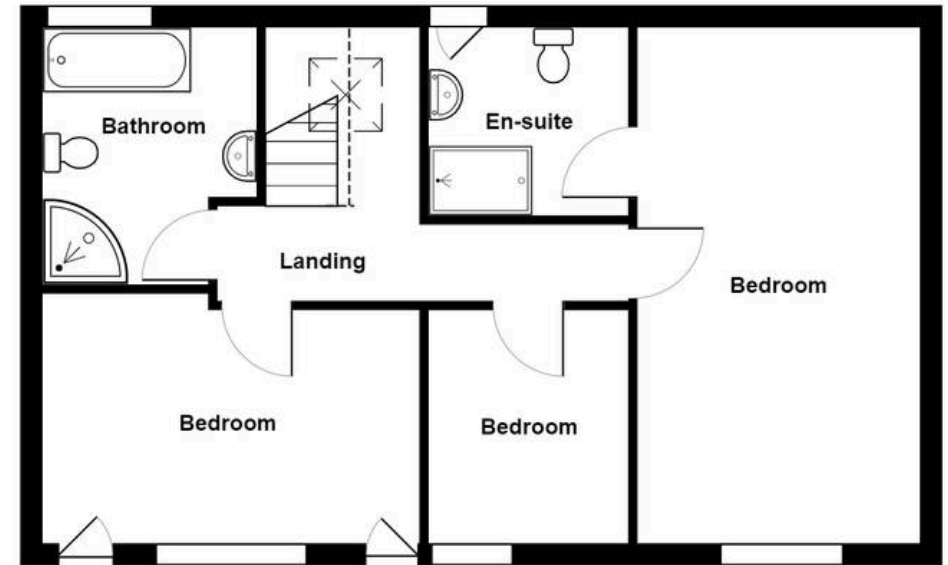


**Ground Floor**

Glendale, Backbarrow

Total Area: 131.4 m<sup>2</sup> ... 1415 ft<sup>2</sup>

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

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