



The Old Courthouse, Backbarrow
£450,000



The Old Courthouse

Backbarrow, Ulverston

Forming part of the Grade 2 listed Bigland Hall, The Old Courthouse is a well presented three bedroom conversion situated in a rural location on the Cartmel Peninsula within the Lake District National Park having fabulous countryside walks from the doorstep and with Windermere being just a 20 minute drive away. Walks directly from house to Cartmel, Newby Bridge, and Greenodd/Ulverston

The accommodation, which is laid to two floors briefly comprises an entrance hall, excellent breakfast kitchen and sitting/dining room to the ground floor and three double bedrooms, with one being en suite and a family bathroom to the lower ground floor. The property benefits from alternative bio mass and electric and broadband is up to 35 Mg from a wireless signal.

Outside there are well proportioned gardens and seating areas together with a stone built store/workshop, a tarn is located next to the property with amazing views and driveway parking for two vehicles and further visitor parking available.

Council Tax band: F

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

Both max. Double glazed door, radiator, built in cupboards currently housing tumble drier, exposed beams, recessed spotlights, tiled flooring.

SITTING ROOM

22' 4" x 19' 5" (6.80m x 5.92m)

Both max. Double glazed doors, double glazed windows, two double glazed Velux windows, radiator, contemporary styled biomass boiler, shutters to French windows, exposed beams, stone features.

KITCHEN

20' 2" x 12' 2" (6.14m x 3.72m)

Both max. Two single glazed windows, radiator, all windows have secondary glazing, extensive integrated appliances including Bosch oven, Bosch combi microwave oven, Bosch dishwasher, Bosch washing machine, Meile freezer, Hotpoint double drawer fridge, wine cooler, and integrated induction hob. Quooker boiling hot water tap with integrated hot and cold water Breakfast bar area set up for at home working with below worktop space for laptop, USB power points, and room for printer in cupboard below

LOWER GROUND FLOOR

HALLWAY

12' 7" x 4' 11" (3.84m x 1.50m)

Both max. Radiator, built in airing cupboard which houses electric boiler and switch over heating options, hot water cylinder, exposed beams, recessed spotlights.

BEDROOM

13' 10" x 13' 1" (4.22m x 3.98m)

Both max. Double glazed door, single glazed window with secondary glazing, radiator, underfloor heating, built in wardrobe.

EN-SUITE

7' 0" x 6' 0" (2.14m x 1.82m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.

BEDROOM

14' 0" x 9' 11" (4.27m x 3.01m)

Both max. Single glazed window with secondary glazing, radiator, recessed spotlights.





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GARDEN

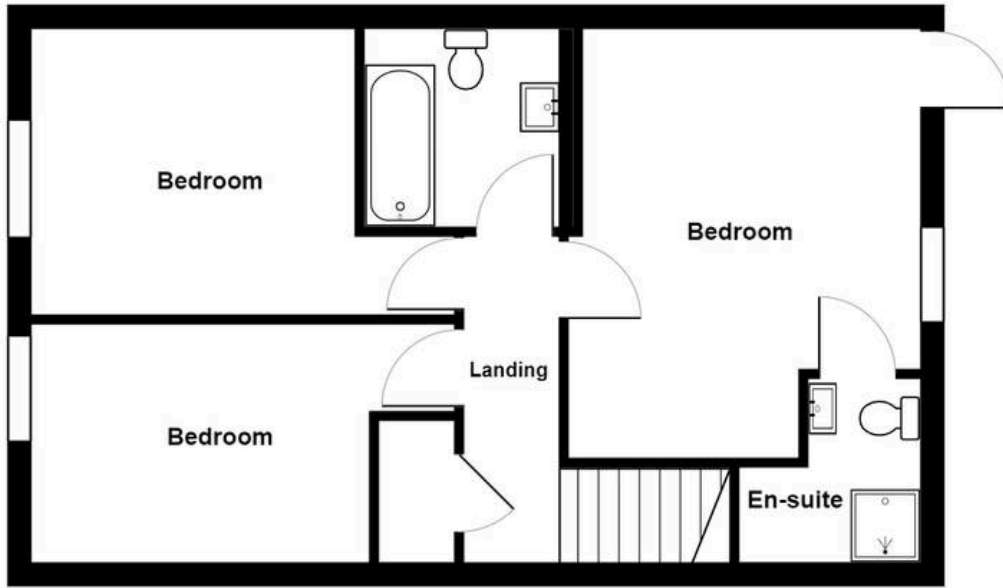
The property has some amazing grounds with a lawn to the front of the property and patio seating area which then leads to the side of the property where a generous sized landscape garden is located, a large slate workshop/store with electricity, external water tap external power supply, rockery features, gravelled path, patio seating area and well established trees and hedges. The are communal gardens to the left of the property with is surrounded by trees and stone walls. The property also has a tarn located right next to it which is surrounded by beautiful far reaching views. Communal gardens are owned by a management company which also provides water/drainage, communal ground maintenance etc.

OFF STREET

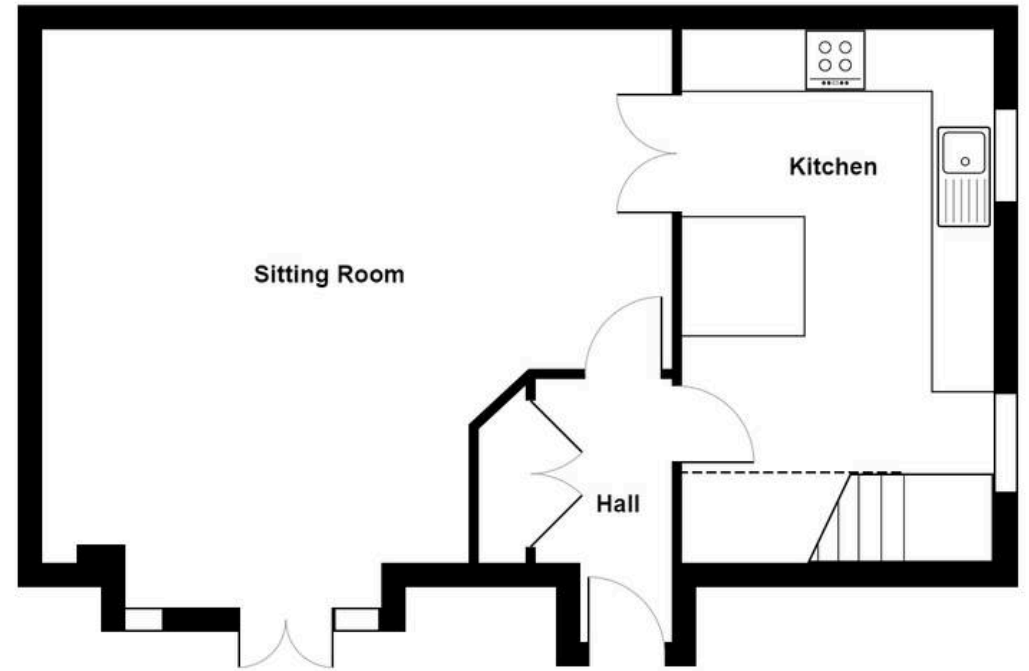
2 Parking Spaces

Parking for two vehicles, electric supply for vehicle charging





Ground Floor



First Floor

The Old Courthouse, Bigland Hall Estate, Backbarrow

Total Area: 105.3 m² ... 1134 ft²

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