



27 Ironworks Ironworks Road, Backbarrow  
£200,000







## 27 Ironworks Ironworks Road

### Backbarrow

A well proportioned ground floor 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 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 excellent kitchen with dining and living, one bedroom and a family bathroom. The apartment benefits from double glazing and remote control electric heating.

Outside there are two allocated parking spaces, communal bike storage and communal gardens.



Your Local



## GROUND FLOOR

### KITCHEN/LIVING AREA

25' 2" x 10' 1" (7.66m x 3.07m)

Both max. Two double glazed doors, double glazed windows, two radiators, good range of base and wall units, sink, integrated oven, induction hob, extractor/filter over, integrated fridge freezer, integrated washer dryer, integrated dishwasher, recessed spotlights.

### BEDROOM

11' 8" x 8' 11" (3.55m x 2.72m)

Both max. Double glazed window, radiator, built in wardrobe.

### BATHROOM

7' 2" x 6' 0" (2.19m x 1.84m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls, fitted cabinet, recessed spotlights.

### HALLWAY

12' 2" x 10' 2" (3.72m x 3.09m)

Both max. radiator, built in cupboard, recessed spotlights.







**ALLOCATED PARKING**

Allocated parking

**EPC RATING D**

**SERVICES**

Mains electric, mains water, mains drainage.

**COUNCIL TAX: BAND B**

**TENURE: LEASEHOLD**

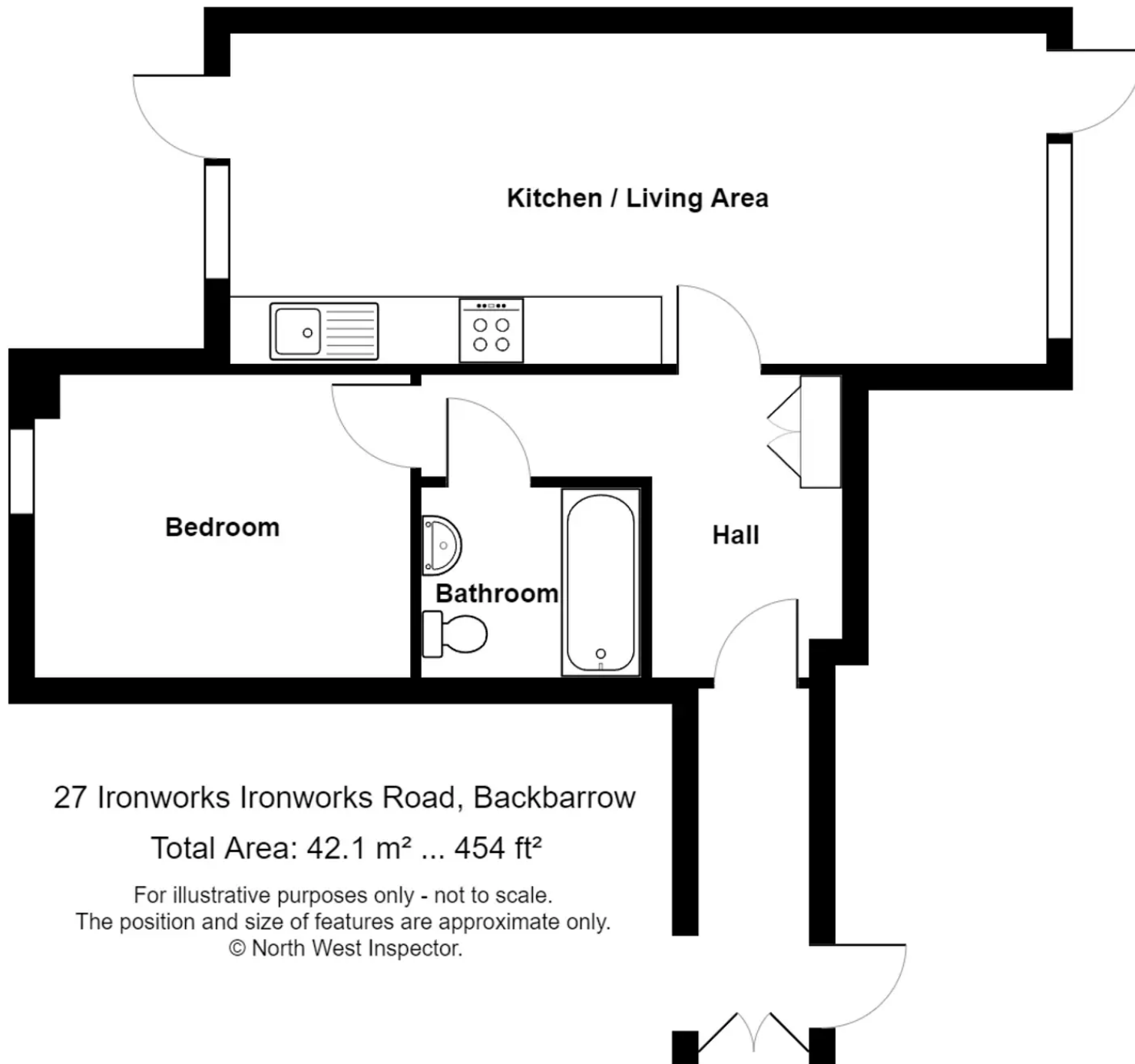
**DIRECTIONS**

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











## THW Estate Agents

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