



Old School Cottage Brow Edge Road, Backbarrow
£800,000



Old School Cottage Brow Edge Road

Backbarrow

A splendid well proportioned extended cottage built in 1870 as the local School and extended to an exceptionally high standard in 2006. Situated in the hamlet of Brow Edge the property boasts fabulous views of the valley including the Haverthwaite/Lakeside steam Railway line and distant views of Coniston Old Man and Weatherlam. There are extensive fells and countryside to the rear. The cottage is located within the Lake District National Park and is within easy reach of The Swan, The Whitewater and Newby Bridge Hotels and Fell Foot Park. The amenities available in Bowness, Windermere, Grange-over-Sands, Cartmel village and Ulverston are just a short journey away, and there are excellent road links to the M6. There are many countryside walks from the doorstep including the Cumbria Coastal Path and Bigland Hall Estate and Tarn.

This charming semi-detached cottage offers a warm and welcoming atmosphere perfect for family living. The property enjoys the benefits of double glazing throughout, a sitting room and snug, ideal for relaxation, and a kitchen diner providing a space for culinary delights. The presence of a family dining room allows for formal entertaining or casual family meals. The cottage boasts four double bedrooms, each offering comfort and space. The bathrooms and en-suites have been tastefully designed and fitted, providing convenience and luxury. The property also benefits from far-reaching views, adding a touch of serenity to the residence. The well-kept landscape gardens envelop the property, offering a peaceful haven. There is driveway parking available, providing convenience for residents and guests alike.

The outside space of this property is a true gem, meticulously maintained and thoughtfully designed. The landscaped gardens and grounds are a delight to behold, providing various seating areas that capitalise on the stunning views surrounding the property. An elevated patio and generous paved terrace allow for outdoor dining and relaxation. The presence of a lush lawn, natural rock outcrops, mature trees, and established shrubs adds a touch of tranquillity to the space.

- Semi-detached cottage
- Double glazing
- Sitting room and snug
- Far reaching views
- Kitchen diner
- Family dining room
- Four double bedrooms
- Well kept landscape gardens
- Bathrooms and en-suites
- Driveway parking

EPC RATING F

SERVICES

Mains electric, LPG gas, mains water, mains drainage

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

Proceed along the A590 in the direction of Ulverston. Pass through Newby Bridge and after the short stretch of Dual Carriageway take the left turn into Brow Edge Road and continue for approximately half a mile where you will find the driveway to Old School Cottage clearly marked on the left.

WHAT3WORDS: willpower.pairings.rungs





GROUND FLOOR

ENTRANCE HALL

9' 3" x 8' 10" (2.83m x 2.70m)

SITTING ROOM

19' 2" x 19' 2" (5.84m x 5.83m)

DINING ROOM

18' 8" x 17' 0" (5.68m x 5.17m)

KITCHEN DINER

15' 7" x 12' 11" (4.76m x 3.94m)

UTILITY ROOM

13' 7" x 3' 7" (4.13m x 1.09m)

SNUG/BEDROOM

10' 11" x 10' 0" (3.32m x 3.06m)

UTILITY ROOM

8' 0" x 6' 6" (2.45m x 1.97m)

BATHROOM

8' 0" x 3' 10" (2.43m x 1.16m)

SUN ROOM

11' 0" x 11' 0" (3.35m x 3.35m)



FIRST FLOOR

LANDING

18' 8" x 2' 11" (5.69m x 0.89m)

BEDROOM

17' 3" x 14' 11" (5.25m x 4.54m)

BEDROOM

12' 0" x 6' 3" (3.65m x 1.90m)

BATHROOM

6' 3" x 6' 0" (1.91m x 1.82m)

LANDING

6' 6" x 4' 8" (1.97m x 1.43m)

BEDROOM

17' 2" x 10' 10" (5.22m x 3.31m)

EN-SUITE

8' 1" x 6' 11" (2.47m x 2.12m)

BEDROOM

16' 10" x 11' 9" (5.12m x 3.59m)

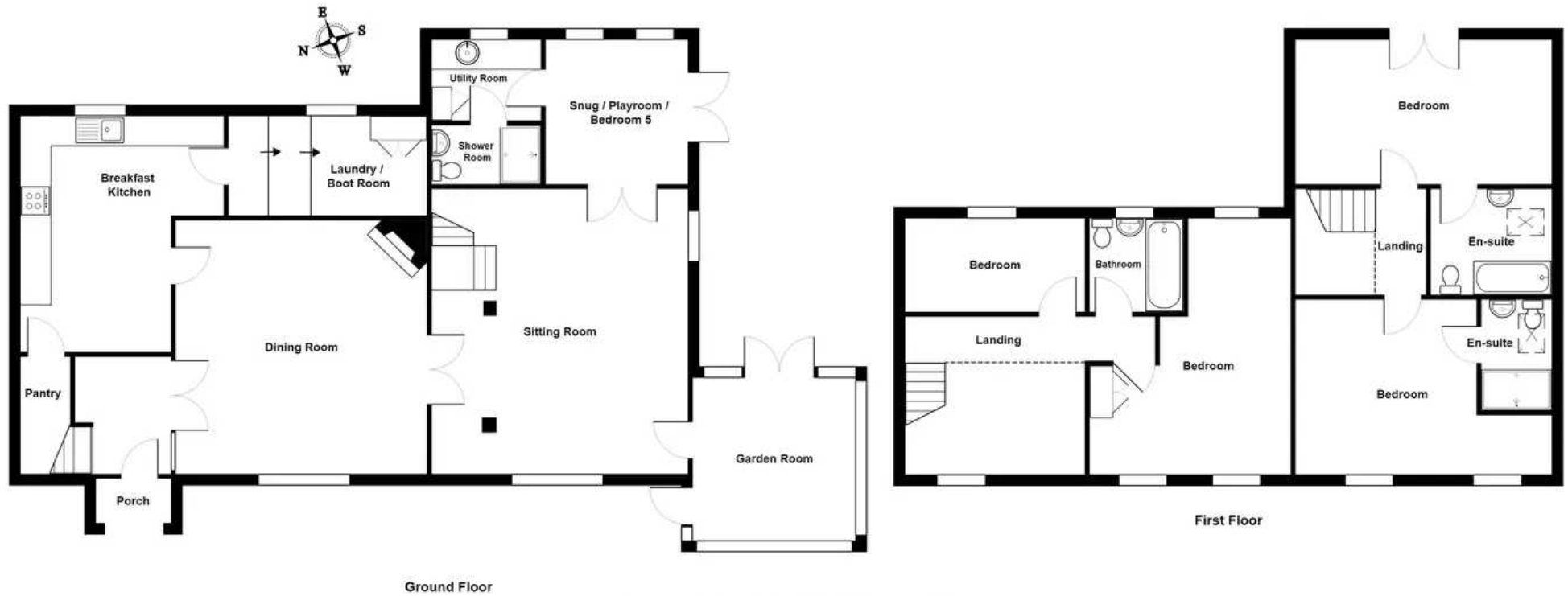
EN-SUITE

7' 1" x 4' 1" (2.17m x 1.24m)









Old School Cottage, Brow Edge Road, Nr Newby Bridge

Total Area: 208.6 m² ... 2246 ft²

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