

Welcome to the middle of everywhere

Ironworks is a brand new development of high-end apartments in the historic community of Backbarrow — resting in the Lake District National Park, between forest, fell and the shining expanse of the northwestern estuaries.

A new home with access to major UK cities, from which you can explore all the culture of a World Heritage site, this is the starting point for countless trails, a place for fresh starts, for weekend escapes, calm and tranquility, or a new adventure every day. To live at Ironworks is to live with the Lakes on your doorstep.

Ironworks



Effortlessly connected

Ironworks is just a few hours and a million miles away from the city. With direct rail and road links to the whole of the UK, these secluded homes are quicker to reach from London than Cornwall, and only two hours from northern centres – making Ironworks the perfect retreat, and a comfortable base from which to explore.

EDINBURGH ROAD: 3H 16M RAIL: 3H 32M	LIVERPOOL ROAD: 1H 42M RAIL: 2H 43M
GLASGOW ROAD: 2H 43M RAIL: 3H 15M	MANCHESTER ROAD: 1H 36M RAIL: 2H 28M
LEEDS ROAD: 2H 13M RAIL: 3H 23M	NEWCASTLE ROAD: 2H 15M RAIL: 4H 31M
LONDON ROAD: 5H 21M RAIL: 3H 52M	



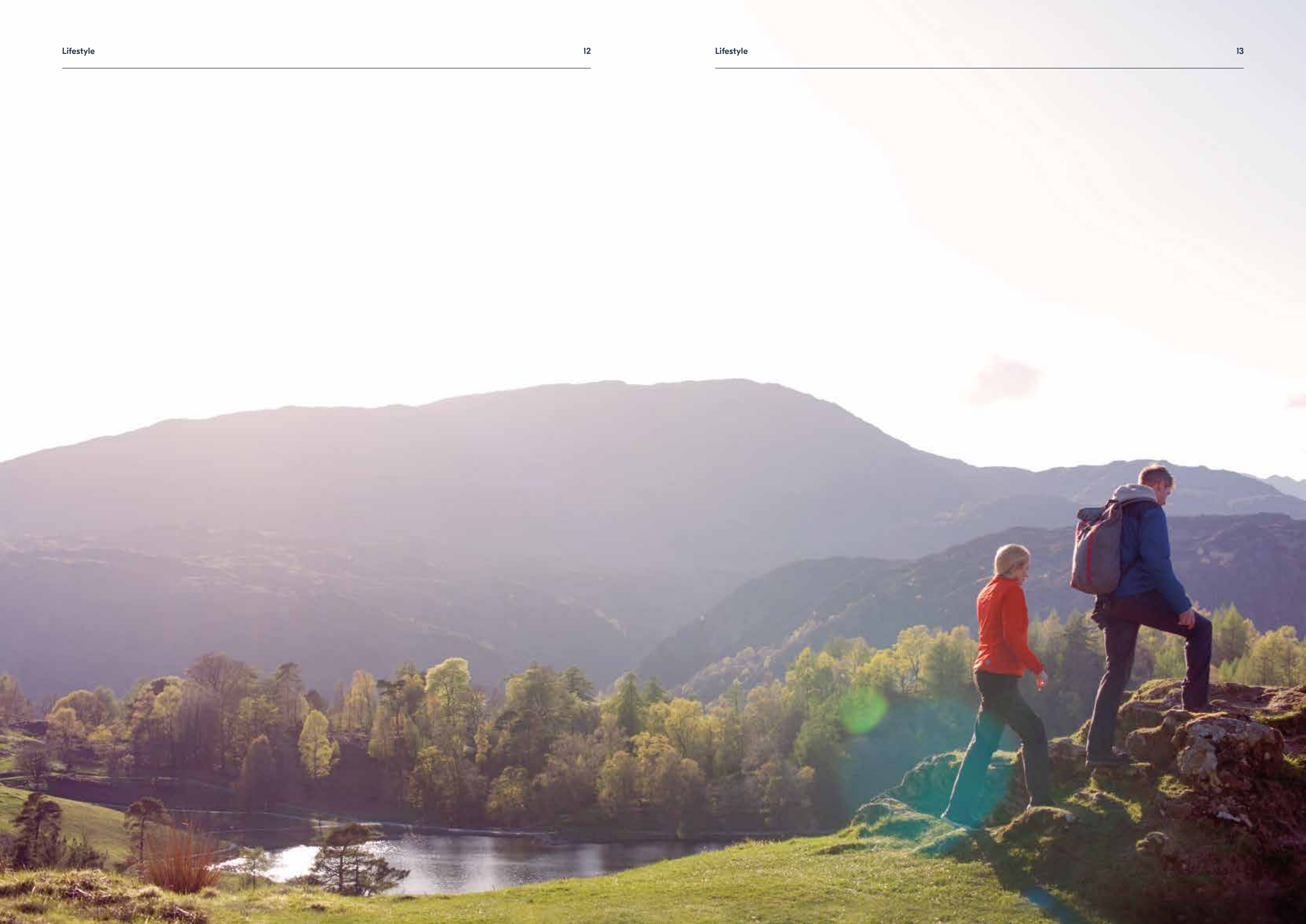




Find your breathing space

A home at Ironworks gives you a thousand square miles to explore, a whole region of scenic towns, endless trails and adventure. Less than five minute's drive away, the southern shore of Lake Windermere is a wonderful place to start, with activities for the whole family – regardless of age or ability – from balloon rides, climbing and golf to the boating and watersports for which the area is so famous.







Fine dining and good company: life in the Lakes has so much to offer.



Feed your curiosity

Escape into the tranquility, the rich heritage and vibrant culture of Cumbria. Discover a lifestyle filled with the luxury of Michelin-starred dining, spa hotels, gastropubs and the breathtaking beauty of ancient, slate-stone villages dotted up and down the 13 valleys.

1

L'Encume, Cartmel

7 MILES / 16 MINS BY CAR

Two Michelin star, five AA Rosette restaurant in beautiful Cartmel, Simon Rogan's food is fresh, seasonal and local — a tribute to the flavours and artistry of Cumbria.

4

The Drunken Duck Inn, Ambleside

12 MILES / 30 MINS BY CAR

The Lake District's most renowned gastropub sits at the crossroads between Hawkshead and Coniston. Think fine-dining with pub comforts and outstanding rooms.

2

Safari Zoo, Ulverston

10 MILES / 20 MINS BY CAR

Feed the animals, be a zookeeper for the day, and get as close as possible to some of the world's rarest and most endangered animals.

5

Sizergh Castle, Kendal

14 MILES / 20 MINS BY CAR

Travel back in time through the rich gardens and beautiful estate of this incredible medieval house managed by the National Trust.

3

Hill Top, Windermere

8 MILES / 20 MINS BY CAR

The former home of author Beatrix Potter, Hill Top is a time capsule. Explore her story and the landscape which inspired her classic stories.

6

Brockhole, Windermere

12.5 MILES / 26 MINS BY CAR

Run by the National Park Authority, this visitor centre is like the Lakes in miniature, with something for people of all ages.

Community in the making

A home at Ironworks offers that rare chance to make a fresh start in a brand new community – one built on the shared experience of living with the Lakes on your doorstep.

1

North Building

The slightly larger of the two residential buildings comprising a total of twenty-four attractive homes including spectacular duplex apartments and stunning triplex properties.

2

South Building

An eclectic mix of nineteen luxury properties over four storeys, comprising beautifully designed one, two, three and four-bedroom apartments.

3

Scheduled Ancient Monument

Built in 1711 and believed to be the only remaining example of its type, the blast furnace at Ironworks was one of the first charcoal-fired blast furnaces to be built in Cumbria – mainly producing gun carriages, cannons and cannonballs.

4

Common Storage Area

A secure, dry and well-lit storage facility offers residents wall-mounted bike racks, individual lockers and a wash down area with fresh running water.

5

Entrance

Arrive home through the branded front entrance, designed to complement the quality of the development and make a lasting first impression.

6

River Leven

Flowing from Windermere to Morecambe Bay, the river is known for its jumping salmon and the popularity of its grade three rapids for kayaking.





Luxury living in the wild

The detail of every home at Ironworks has been considered, designed and finished to exacting standards.

Living Room

- Natural oak timber flooring
- Floor-to-ceiling windows
- Remote controlled electric heating
- Stainless steel switches and power sockets
- Multimedia broadband and Sky TV connectivity
- Secure video entry system, excluding main door properties

Kitchen

- Branded fully-fitted kitchen
- Composite worktops, excluding one-bedroom apartments
- Slate effect tiled splashback
- Soft-closing drawers and handle-less doors
- Chrome sink and drainer
- Concealed down lighters and LED trim
- Bosch integrated appliances consistent throughout, including:
 - Extractor hood
 - Induction hob
 - Electric oven/grill
 - Tall fridge freezer
 - Washer dryer
 - Dishwasher

Bedroom

- Warm grey luxury pile carpet
- Built-in wardrobes to master bedrooms
- Remote controlled electric heating
- Stainless steel switches and power sockets

Bathroom

- Large-format slate effect porcelain tiles
- Full length enamel bath
- Porcelain tiled shower trays
- Tempered glass shower screens
- Duravit white porcelain sanitaryware
- Hansgrohe shower and taps
- Demisting mirrors
- Stainless steel shaver socket
- LV spot lights





Life is full with the Lakes on your doorstep

Ironworks

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