



# 3 Mountain View Annexe

Hodge Howe, Troutbeck Bridge, LA23 1HE

Price £875 pcm (Holding Deposit Applies)

# 3 Mountain View Annexe

## Troutbeck Bridge

An opportunity to rent a delightful two bedroom cottage located on the outskirts of Windermere within a woodland setting and outlook enjoying pleasant gardens, parking and timber workshop. Built by renowned local builders Pattinsons in the 1920's in a short terrace of three cottages, 3 Mountain View Annexe has a delightful west facing position with gardens to both the front and rear. Well proportioned accommodation on three floors including a converted attic room which can be used as an office or games room. The accommodation briefly comprises of lounge with cosy log burning stove, dining kitchen, four piece bathroom and two double bedrooms with access from the hall to the attic room.

Situated in a sought after residential area between Windermere and Troutbeck Bridge in a quiet cul-de-sac just off Old Hall Road within 5 minutes walk to Troutbeck Bridge which has a local pub, garage convenience store and Secondary School. In the opposite direction, Windermere is a 15 minute walk with a good range of amenities close by including a health centre, Booths supermarket and a range of shops, restaurants and bars as well as excellent transport links including bus routes and a railway station. This property will appeal to a range of tenants, making an ideal first property, cosy family home or quiet retirement home.



## Accommodation

Entrance from the rear of the property via double glazed french doors into:



### Kitchen/Diner 15'75 x 9'47 (6.99m x 3.94m)

A cosy room with wood laminate flooring, space for dining table and chairs opening in to the kitchen. The kitchen comprises of modern wall and base units, laminate work surfaces extending to a stainless steel sink and drainer. Four ring electric hob oven with extractor hood. Additionally there is space for a free standing fridge freezer and double doors opening into:



### Lounge 12'94 x 16' (6.05m x 4.88m)

Spacious lounge with views towards the surrounding woodland. There is wood laminate flooring, double glazed window and inset log burner with wood mantle.

Stairs leading to:

## Landing

Half landing with wall to ceiling mirror and stairs up to the converted attic room which comprises of two separate rooms with fixed heating and two velux windows, ideal hobby/study rooms.

### Master Bedroom 13'85 x 8.32 (6.12m x 3.25m)

Double bedroom with fitted wardrobes across one wall and a double glazed window providing views towards surrounding woodland.

### Bedroom Two 11.37 x 8.33 (4.29m x 3.28m)

A good size second bedroom which could accommodate a double bed making an ideal children's room or guest bedroom



## Bathroom

Four piece suite in white comprising corner shower cubicle, panelled bath, W.C and wash basin.



## Outside

The property benefits from two generously proportioned gardens, to the front and rear. At the front you have a low maintenance garden with raised flagged terrace ideal for sitting out and enjoying the peaceful surroundings. The rear has a raised lawn, external utility wash room with plumbing for washing machine and a detached workshop (of which the landlords are in the process of refurbishing) please ask agent for more details. Additionally at the entrance to the front garden there is a detached workshop and car port with parking spaces for at least three vehicles.

## Directions

Head out of Windermere on the A591 towards Ambleside passing over the mini roundabout at Cooks House Corner taking the next turning left into Old Hall Road. Bear first left again into 'Hodge Howe' and Mountain View can be found a few hundred yards along on the left hand side. Pedestrian access is also gained onto the Ambleside Road by a joint access with No.3 Mountain View Annexe

## Services

Mains Gas, Water & Electricity

## Council Tax Band

B

## EPC Rating

D

## Any Other Relevant Info

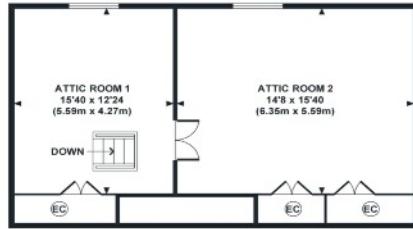
A holding deposit, no more than 1 weeks rent is payable per tenancy. Please ask agent for further details.

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

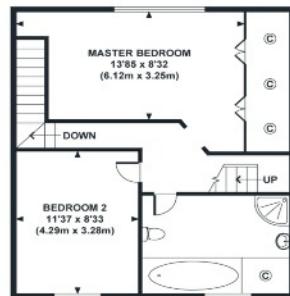
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3 MOUNTAIN VIEW ANNEX, HODGE HOWE, TROUTBECK BRIDGE



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 748 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 672 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 468 SQ FT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

APPROX. GROSS INTERNAL FLOOR AREA 1888 SQ FT / 175.40 SQ M  
For illustrative purposes only. Not to scale

