



Troutbeck Bridge

£325,000

Bend or Bump
Troutbeck Bridge
Windermere
Cumbria
LA23 1HL

A charming 3 bedroomed traditional cottage thought to originate from the 1600s with lots of nooks and crannies as the name "Bend or Bump" would suggest. Small gardens and nearby private parking space. Now in need of some modernisation.

Approximately 1 mile from the centre of Windermere but with a local restaurant/pub, petrol station, well stocked convenience store and health club within easy walking distance. No onward chain.

Property Ref: W5751





Living Room



Conservatory

Description: Bend or Bump is a property which was built in the 1600s and has a character of its own. Situated in the hamlet of Troutbeck Bridge which is just out of Windermere but still within walking distance of the amenities. Troutbeck Bridge itself offers a petrol station with convenience store and has Choices Health Club and the Lakes School nearby.

Location: From Windermere proceed towards Ambleside on the A591. On entering Troutbeck Bridge, pass the Sun Inn on the right, continue along the road for approximately a further 100 yards and there is a pedestrian crossing. Bend or Bump is situated to the right of the crossing up a small pedestrian pathway. Access to the property can also be made via Brook Street which is where you can find the parking space which belongs to the cottage.

Accommodation: (with approximate measurements)

Entrance Hall

Living Room 12' 1" x 10' 11" (3.68m x 3.33m) With electric fire and TV point. Understairs storage cupboard.

Conservatory 11' 4" x 4' 8" (3.45m x 1.42m) Dual aspect which lets in sunlight in the summer months, with electric heater, telephone point. Door to outside.

Kitchen 12' 4" x 9' 7" (3.76m x 2.92m) With wall and base units, sink unit, New World gas hob with extractor over, AEG built in double oven.

3 steps up to:-

Store 1 9' 10" x 4' 9" (3m x 1.45m)

Store 2 6' 2" x 5' 3" (1.88m x 1.6m)

Utility 9' 4" x 6' 5" (2.84m x 1.96m) Housing Worcester Boiler, plumbing for washing machine. Freezer, electric meter. Sliding door to side garden. WC. Storage cupboard.

WC

Stairs lead from the Living Room to the first floor

Bedroom 1 12' 5" x 10' 11" (3.78m x 3.33m) Dual aspect with built in wardrobes.



Breakfast Kitchen

Bedroom 2 9' 8" x 9' 4" (2.95m x 2.84m) With built in wardrobe.

Bedroom 3 9' 8" x 7' 6" (2.95m x 2.29m) Shelving.

Bathroom 2 piece white suite of bath with Mira shower over, sink. Built in cupboard housing the immersion heater. Shaver point.

Separate WC.

Outside: Gated front garden with seat and gravel area with borders.

To the side of the property is a paved and gravel area with borders.

Nearby there is a parking space on Brook Street as per the Ordnance Survey Plan.

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold.

Council Tax: South Lakeland District Council Band D.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 1

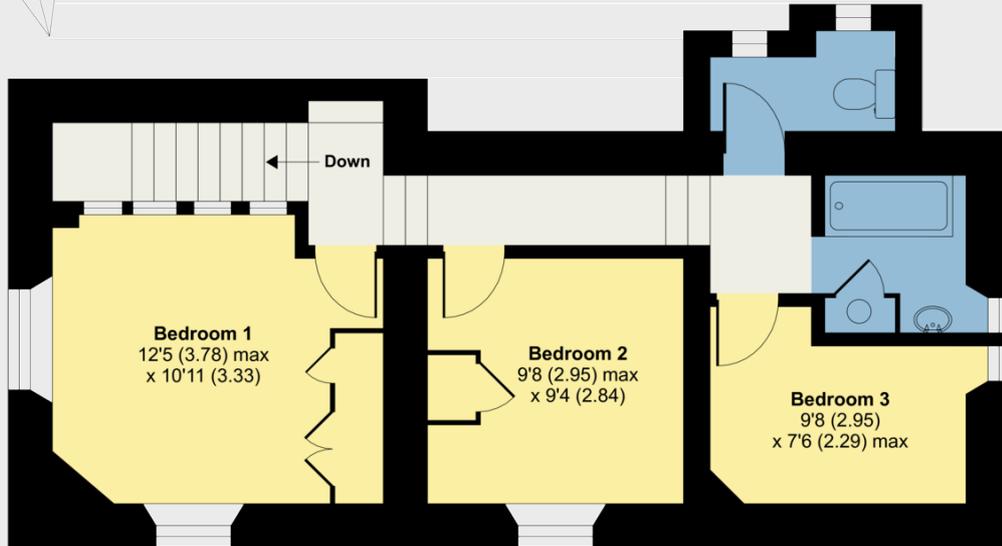


Ordnance Survey Ref: 00280556

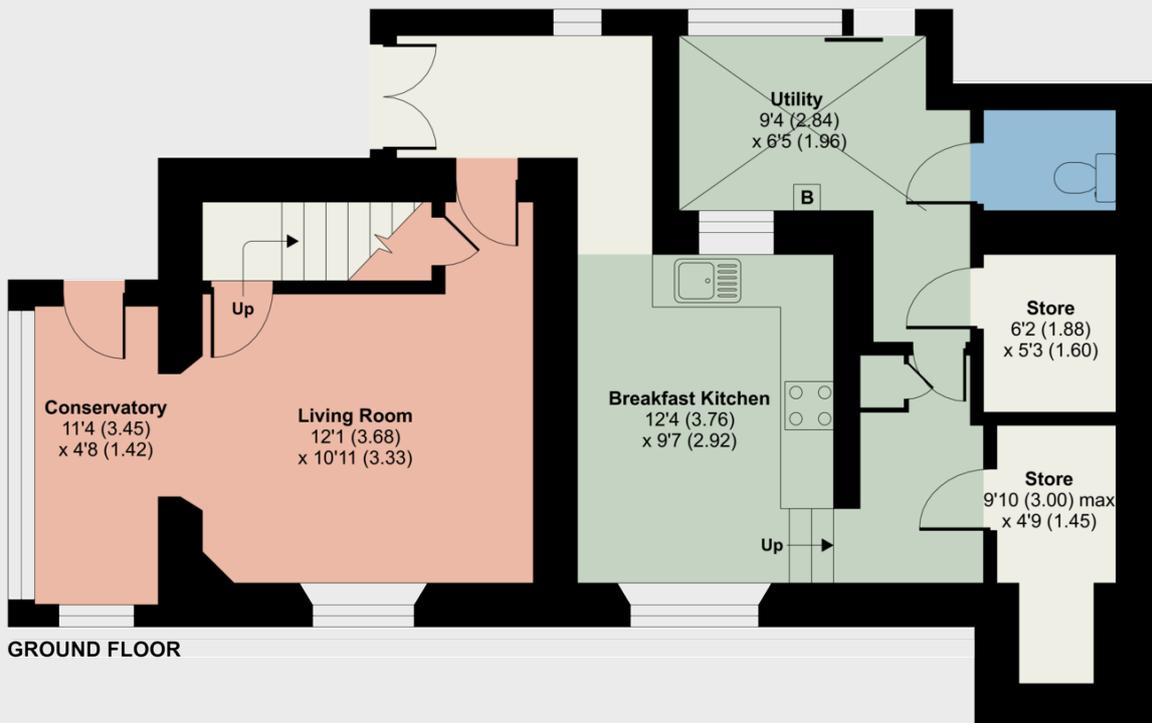
Bend Or Bump, Troutbeck Bridge, Windermere, LA23

Approximate Area = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 814929

A thought from the owners... "The path from the back door leads straight into fields with fantastic views."

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