

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Troutbeck

£1,685,000

Thwaite and Thwaite Barn, Troutbeck, Windermere, LA23 1PF

A once in a lifetime opportunity to own a truly unique and iconic Grade II listed property dating back to 1541. Set in the most beautiful location of Troutbeck with fabulous views and the added bonus of a large, two storey, detached, undeveloped barn with adjoining orchard. The spacious accommodation of 3 reception rooms, shower room and kitchen to the ground floor and 3 bedrooms, gallery and bathroom to the first floor. Thwaite is in fact the oldest house in the village of Troutbeck and boasts been the subject on various Lakeland merchandise over the years. This rare property should be viewed first hand at the earliest opportunity to see its full potential.

Quick Overview

Historic detached property in Troutbeck
Spacious 3 bedroomed accommodation
3 Reception rooms and 2 bathrooms
Garden, orchard and detached barn
Lovely views of the surrounding fells

A short drive to Windermere or Ambleside

Grade II listed building
Ideal family home
Beautiful rural location

Superfast Broadband speed 80mpbs available*



3



2



3



E



Superfast
Broadband



Ample Driveway
Parking

Property Reference: W5832



Breakfast Kitchen



Sitting Room



Music Room



Music Room

Location: Occupying an enviable location in the picturesque Lake District village of Troutbeck with quality country pubs, excellent walks and beautiful views all on the doorstep.

From Windermere proceed towards Ambleside on the A591, bearing right after the petrol station at Troutbeck Bridge onto Bridge Lane. Continue up the lane bearing right at the junction continue for approx. 1/4 mile bearing right into the driveway.

Description: Having been in the family since 1956 this remarkable property was lovingly restored back to life in the 1980s retaining many original features and one of the most authentic 16th Century farmhouses in the Lake District. A Grade II listed building, 3 bedroomed, detached Lakeland home in a superb location with fantastic views, adjoining orchard and a large detached two-storey undeveloped barn, a restoration project without a doubt but the results would be magnificent!

The large living accommodation comprises of living room, kitchen, music room and shower to the ground floor and 3 bedrooms and house bathroom to the first floor all with the original beams to ceilings, panelling to some walls, Lakeland stone flooring and original oak floorboards and not forgetting the original grand fireplace in the living room.

On entering the property through the side door into a large breakfast kitchen, which is now in need of some modernisation but has retained many original features including a feature Lakeland stone fireplace housing a wood burning stove and exposed oak beams to ceiling creating a lovely country kitchen feel. Through into the large, beautiful sitting room, well suited for large family gatherings where the dual aspect windows not only allow for plenty of natural light but also showcase the lovely views towards the surrounding fells. The original fireplace is unarguably a fabulous feature housing a large wood burning stove set on Lakeland stone with stone surround along with the original beams and lintels. To the side of the sitting room is an endearing snug room, perfect for some quiet time overlooking the gardens and again with those breathtaking views.

From the sitting room is a stone floored entrance hall with shower room/utility off and a rather grand triple aspect 'music room' with high beamed ceilings and galleried balcony which was part of the extension to the property in the 1800's.

A Lakeland stone stairs lead to the first floor where 3 large bedrooms and a house bathroom can be found again oozing with charm, original features and those views!

Outside the property to the front there is ample driveway parking, an adjoining orchard and the large detached barn and stables which could become additional accommodation subject to the necessary planning permissions. To the rear of the property is a quiet garden area which looks onto the neighbouring fields and over to the surrounding fells.

Accommodation (with approximate measurements)

Kitchen 14' 4" x 13' 7" (4.37m x 4.14m)

Sitting Room 19' 9" x 18' 6" (6.02m x 5.64m)



Breakfast Kitchen



Sitting Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Snug 8' 10" x 8' 9" (2.69m x 2.67m)

Music Room 15' 8" x 14' (4.78m x 4.27m)

Shower Room/Utility

Stairs to Cellar

Cellar 7' 6" x 7' 1" (2.29m x 2.16m)

Rear Hall Access to garden.

Stairs to First Floor

Bedroom 1 18' 8" x 11' 3" (5.69m x 3.43m)

Galleried Area 21' 5" x 8' 7" (6.53m x 2.62m) max

Bedroom 2 13' 10" x 13' 10" (4.22m x 4.22m)

Bedroom 3 10' 10" x 9' 5" (3.3m x 2.87m)

Bathroom

Outside

Detached Lakeland Stone Barn And Stables An undeveloped barn with potential to be extra living accommodation subject to the necessary planning permissions etc.

Ground Floor

Stable 1 27' x 16' 10" (8.23m x 5.13m)

Barn 17' 2" x 11' 7" (5.23m x 3.53m)

Stable 24' x 18' (7.32m x 5.49m)

First Floor 33' 10" x 16' 10" (10.31m x 5.13m) plus 16' 10" x 13' (5.13m x 3.96m)

Property Information:

Services Mains water and mains electric. Private drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure Freehold. Vacant possession upon completion.

Council Tax South Lakeland District Council - Band G

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

What3Words <https://what3words.com/viewers.belly.nooks>

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



Aerial view from house



Boundary Outline



Thwaite Barn



Historic photo

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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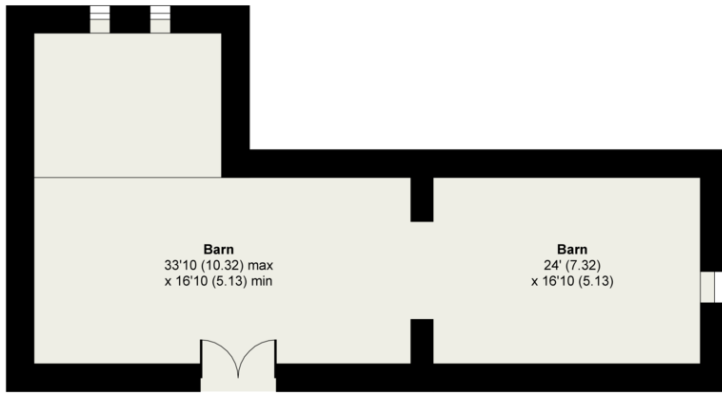
Thwaite & Thwaite Barn, Troutbeck, Windermere, LA23

Approximate Area = 2512 sq ft / 233.3 sq m (excludes void)

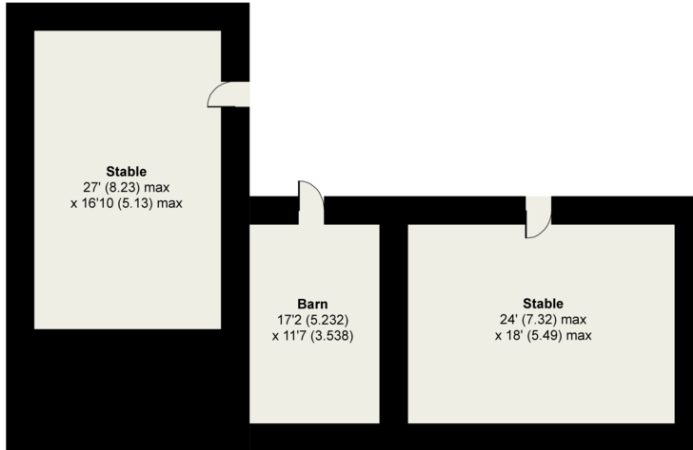
Outbuilding = 2390 sq ft / 222.0 sq m

Total = 4902 sq ft / 455.3 sq m

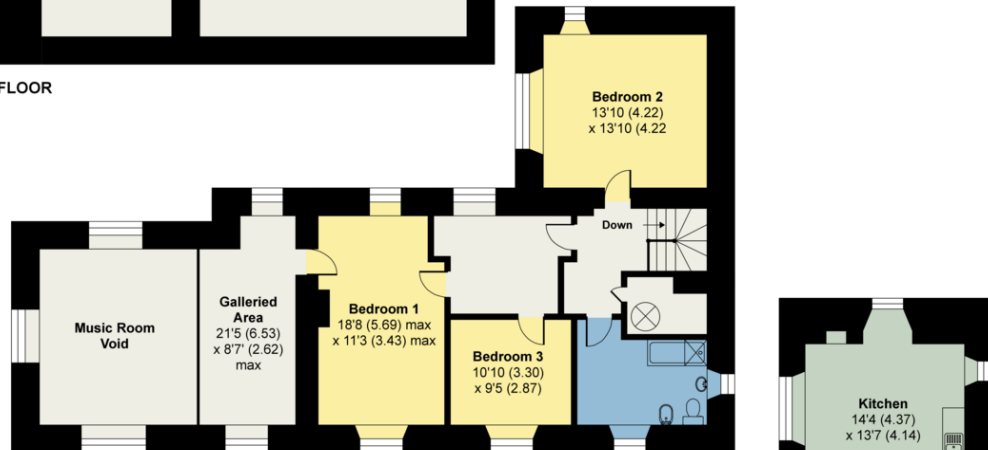
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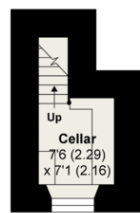
THWAITE BARN FIRST FLOOR



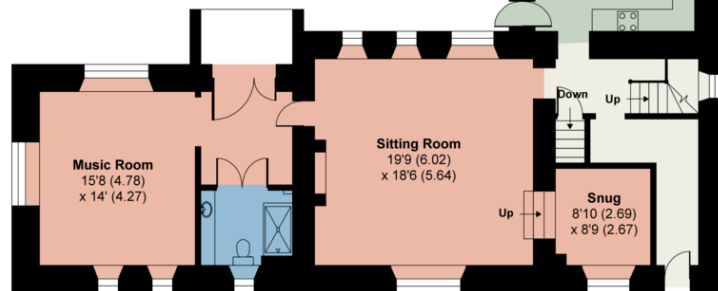
THWAITE BARN GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chem 2022. Produced for Hackney & Leigh. REF:

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