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& LEIGH



## Troutbeck

£300,000

Thwaite Barn, Troutbeck, Windermere, LA23 1PF

A fabulous two storey, detached, undeveloped bank barn set in the most beautiful, rural location of Troutbeck. A rare opportunity to purchase this barn with huge potential to be developed into living accommodation subject to the necessary permission. Definitely one not to be missed!

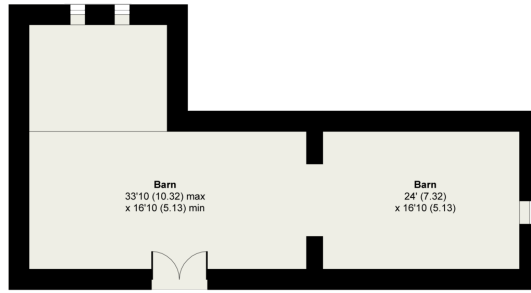
### Quick Overview

- Charming detached undeveloped barn
- Fantastic peaceful, rural location
- Potential development opportunity
- Beautiful views of the surrounding fells
- Parking to the rear of the property
- A short drive to Windermere or Ambleside
- Grade II listed building
- Stables to the lower ground floor
- large 'L' shaped barn to the first floor

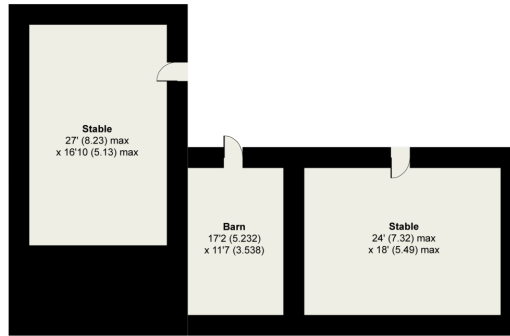
Property Reference: W5834

# Thwaite Barn, Troutbeck, Windermere, LA23

Outbuilding = 2390 sq ft / 222.0 sq m  
For identification only - Not to scale



THWAITE BARN FIRST FLOOR



THWAITE BARN GROUND FLOOR



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

## 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:

A superb, two storey, detached barn in a most enviable setting in the heart of Troutbeck being encapsulated by the surrounding fells. The virtually untouched 'L' shaped barn offers large 'accommodation' and has the potential to be a fabulous conversion subject to planning. To the ground floor the barn offers two stables and a barn and a garden area and to the first floor is essentially 2 large rooms with traditional barn window, beams to the ceilings and fantastic original wooden barn doors.

This barn could offer a number of different uses but the most obvious would be to create spacious living accommodation (subject to the necessary consents) with a manageable front garden and off road parking with beautiful views.

## Accommodation (with approximate measurements)

### Ground Floor

#### Stable

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

#### Barn

33' 10" x 16' 10" (10.31m x 5.13m)

#### Barn

24' x 16' 10" (7.32m x 5.13m)

**Outside** To the rear of the barn is a garden area and potentially some parking.

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

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds provided by <https://checker.ofcom.gov.uk/en-gb/broadband-coverage>

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