



Troutbeck Bridge

£795,000

Corner Cottage, Old Hall Road, Troutbeck Bridge, Windermere, Cumbria, LA23 1JA

Currently a successful holiday let sleeping up to 12 guests, Corner Cottage is a substantial 4 bedroomed (all en-suite) detached house on the outskirts of Windermere, yet still within walking distance of the village. The property is in good decorative order and benefits from off road parking for several cars.

Quick Overview

- 4 bedroomed detached house
- 2 reception rooms and 4 en-suite shower rooms
- Convenient location
- Garden
- Offered as a going concern
- Close to amenities
- In good decorative order
- Currently a holiday let for up to 12 guests
- Parking

*Superfast Broadband speed 80mpbs available



4



4



2



E



Superfast
Broadband



Parking

Property Reference: W5933



Sitting Room



Kitchen



Dining Room



Snug

Description: A substantial detached property, built in the 1920's by renowned local builders Pattinsons. Built with Lakeland stone with roughcast upper elevations under a slated roof with rounded stone chimney stacks. Currently a successful holiday let and in good decorative order, Corner Cottage comprises on the ground floor of sitting room with open fire with feature stone hearth and marble effect surround, snug with feature fireplace and attractive coloured tiles and built in cupboards, the modern kitchen has all the appliances you would expect including built in Belling 7 ring gas hob and extractor over, freezer, built in Lamona dishwasher and microwave, dining room with patio doors to the conservatory. The light and airy conservatory is accessed from the dining room and also has patio doors which lead to the rear garden. The conservatory is light and airy ideal for relaxing in whatever the weather. On the first floor is 4 bedrooms, all en-suite and a separate bath.

It is hoped that the property is sold as a going concern with the furniture being available under separate negotiation.

Please note: The current owner has the benefit of planning permission for a detached house on the adjoining neighbouring land - plans on request.

Location: Proceed out of Windermere on the A591 heading towards Ambleside and after passing the mini roundabout the property can be accessed on the left before the turning to Old Hall Road. A most convenient location for all village amenities, the Lakes School, Choices Swimming Pool etc.

Accommodation: (with approximate measurements)

Entrance Hall

Sitting Room 18' 9" x 13' 10" (5.72m x 4.22m)

Snug 11' 2" x 7' 10" (3.4m x 2.39m)

Kitchen 13' 10" x 12' 0" (4.22m x 3.66m)

Dining Room 14' 8" x 13' 5" max (4.47m x 4.09m)

Conservatory 13' 7" x 8' 0" (4.14m x 2.44m)

Rear Hall 10' 6" x 10' 0" (3.2m x 3.05m)

Utility 8' 10" x 6' 0" (2.69m x 1.83m)

Stairs from the ground floor lead to the first floor

Landing



Sitting Room



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Bedroom 1 14' 6" x 14' 0" inc en-suite (4.42m x 4.27m)

En-suite

Bedroom 2 18' 0" x 16' 4" max (5.49m x 4.98m)

En-suite

Bedroom 3 12' 7" x 12' 0" inc en-suite" (3.84m x 3.66m)

En-suite

Bedroom 4 11' 10" x 10' 4" inc en-suite" (3.61m x 3.15m)

En-suite

Bathroom

Property Information:

Outside: Driveway parking for several cars. Gardens surround the property with various shrubs, trees and plants, lawns and paved seating areas and paved walkways around the house.

Services: Mains gas, water and electricity. Double glazed windows, gas fired central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Business Rates: The property has a rateable value of £6,300 with the amount payable for 2022/2023 being £3,087.00 at this level the current owner receives business rates relief so there is nothing payable.

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.

What3Words:

<https://what3words.com/viewing.nesting.youths>

Notes: *Checked on <https://checker.ofcom.org.uk> 19th April 2023 - not verified.



View



Ordnance Survey Ref - 01100488



Front Elevation



Garden

Request a Viewing Online or Call 015394 44461

Meet the Team

Mike Graham F.N.A.E.A.

Sales Manager

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



Charlie Ryan

Office Manager

Tel: 015394 44461

charlieryan@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Tina Fleming

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Nicole Fallowfield

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcAlister@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



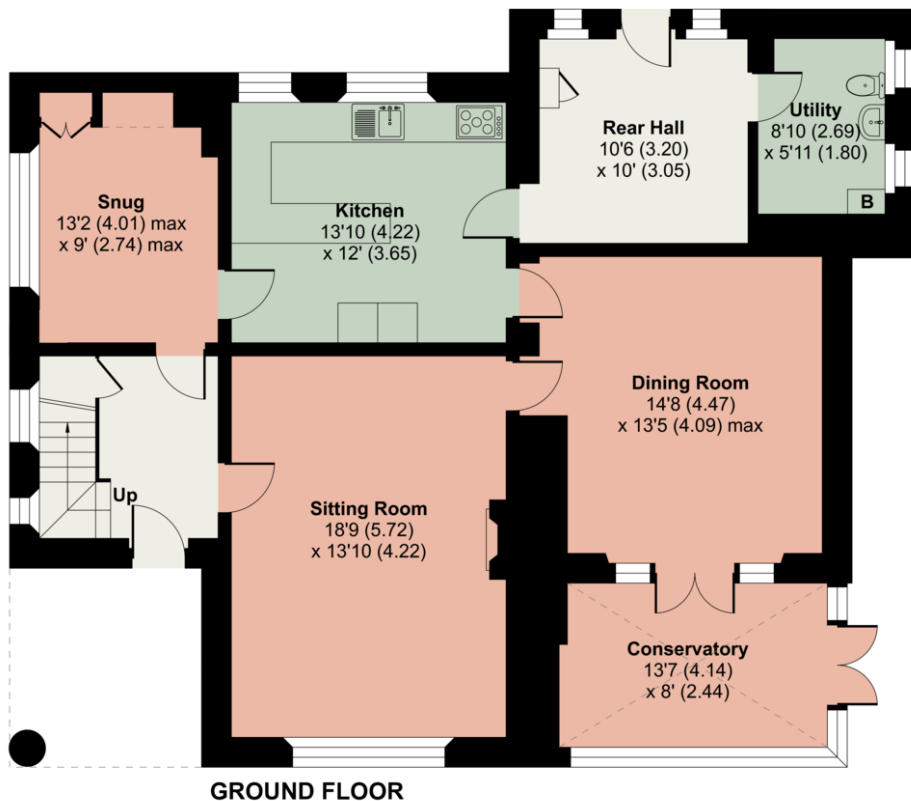
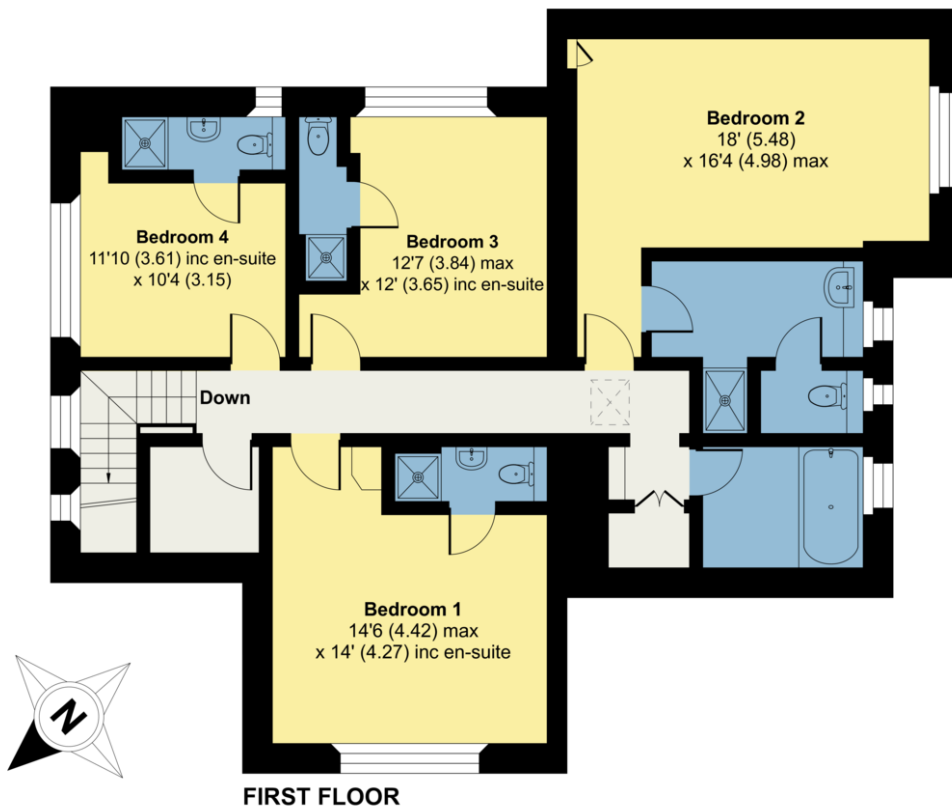
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-

Corner Cottage , Old Hall Road, Troutbeck Bridge, Windermere, LA23

Approximate Area = 2322 sq ft / 215.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 969269

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 estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/05/2023.

Request a Viewing Online or Call 015394 44461