



## Troutbeck Bridge

£290,000

Jasmine Cottage , 9 Brook Street, Troutbeck Bridge, Windermere, Cumbria, LA23 1HN

A charming mid terrace 2 bed Lakeland cottage offered in good order and successfully used as a holiday let with the added benefit of private parking.

The property blends modern appointments with traditional features, double glazed windows, gas central heating and conveniently located within a small hamlet being within walking distance of the fells and nearby pub and shop.

### Quick Overview

2 bedroomed Lakeland cottage  
1 reception room and 1 bathroom

Peaceful location

Patio and outbuilding

Views of fells and countryside

Close to transport links

Good decorative order

Suitable permanent, holiday or 2nd home

Off road parking

\*Superfast Broadband speed of 36mbps available



2



1



1



D



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5962



Sitting Room Area



Kitchen Area



Kitchen Area



Bedroom 1

**Description:-** A mid terrace traditional stone and slated cottage offering well planned accommodation on the ground floor of open plan lounge area with wood burning stove and feature stone surround, modern well equipped kitchen, having Diplomat electric oven and Diplomat four ring electric hob with extractor fan over and 3 piece bathroom of WC, pedestal washbasin and shower. On the first floor there are two bedrooms. Outside there is a private parking space, sitting out areas to the front and rear, stone store and communal drying area. Blending traditional features such as deep set windows, thick stone walls and cottage style latch doors which really enhance the period feel, offered in good decorative order and with high quality modern fixtures and fittings, this really is the perfect cosy Lakeland cottage. The property is well furnished and equipped to a high standard and has the benefit of being offered as seen as a going concern holiday cottage with furniture available by separate negotiation.

**Location:** Tucked away within the oldest part of Troutbeck Bridge midway between Windermere and Ambleside in a small cluster of cottages dating from the 18th century. A very popular area the hamlet has a well stocked local shop/petrol station and a good pub and is at the foot of the hill leading up to Troutbeck. The cottage is approached by leaving Windermere on the Ambleside Road (A591), proceed past the Sun Hotel and take the right turning opposite the petrol station just before the Post Office depot onto a shared driveway. This leads directly to the rear of Jasmine Cottage where the private parking can be found.

**Accommodation:** (with approximate measurements)

Entrance Porch

Open plan lounge and kitchen 17' 3 overall" x 12' 0 max"  
(5.26m x 3.66m)

Step up from the kitchen to the rear hallway

Shower room

Stairs from the lounge lead to the first floor

Landing Cupboard housing the Biasi combination gas central heating boiler.

**Bedroom 1** 11' 8" x 7' 6" (3.56m x 2.29m)

**Bedroom 2** 12' 1" x 6' 3" (3.68m x 1.91m)

**Property Information:**

**Outside:** Small paved patio area to the rear and shared lawn space and gravelled seating area to the front. Small outbuilding 30 yards from the property ideal for storing bikes etc together with communal drying area. Private parking space to the rear.

There is a public footpath leading from the cottages onto open farmland.

**Services:** Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion.

**Business rates:** Westmorland and Furness Council - Rateable value of £2,025 with the amount payable of £992.25 for 2023/24. Small business relief may apply depending on circumstances.

**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/sensibly.courtyard.rationing>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 9th June 2023 - not verified.

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Bedroom 2



View looking down to the property



Rear Elevation

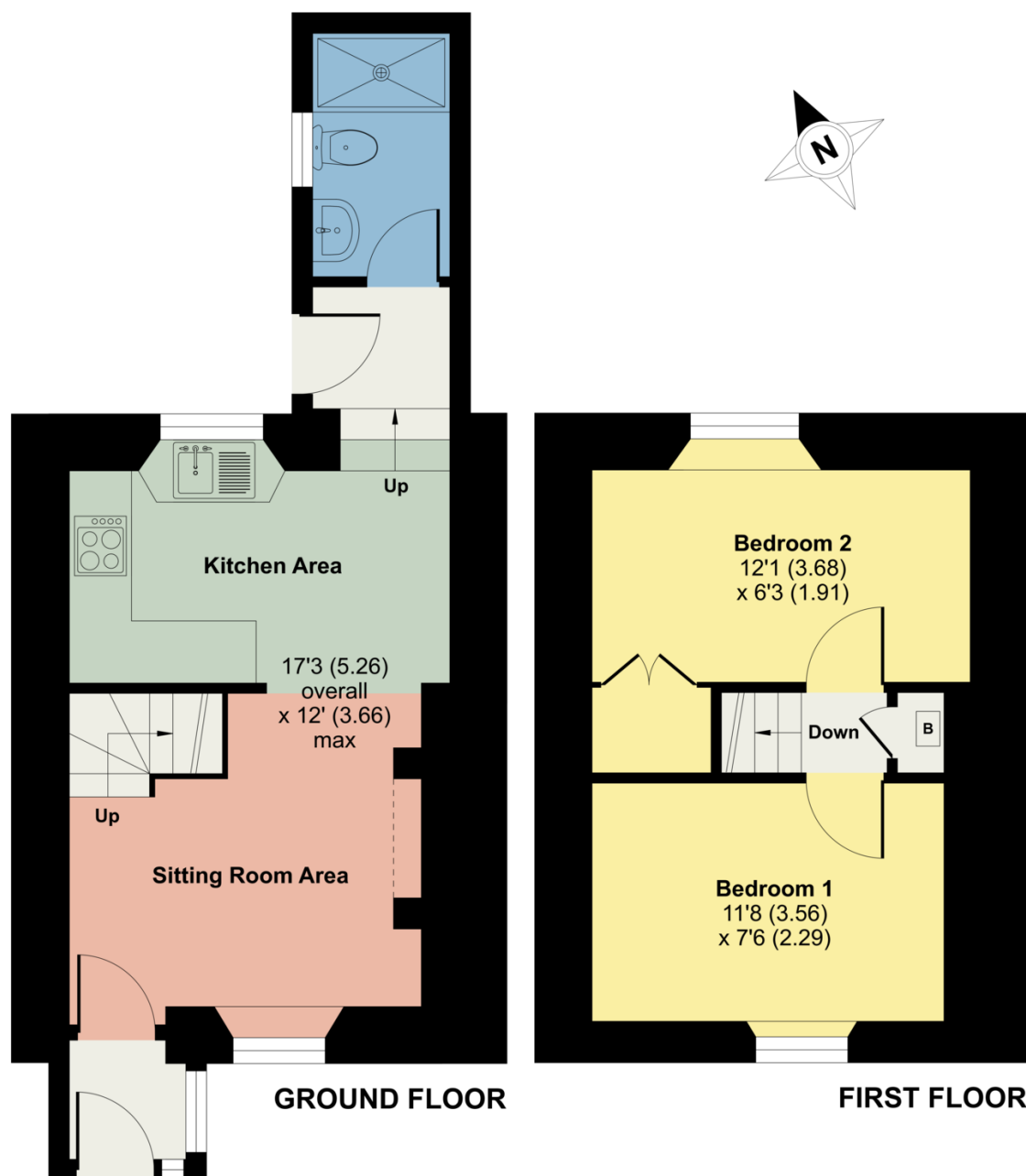


Ordnance Survey Ref: 01109053

# Jasmine Cottage, 9 Brook Street, Troutbeck Bridge, LA23

Approximate Area = 503 sq ft / 46.7 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: 993065

A thought from the owners...

*"The cottage has easy access to lots of good walks, and there is a convenient shop and pub."*

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