





Field Head

Troutbeck Bridge, Windermere, LA23 1HZ

This outstanding, 5 bedroomed detached house, built by renowned builders G.H. Pattinsons in 1921, offers exceptional accommodation in a sought after area, surrounded by the natural beauty of the Lake District. With stunning views of the Lakeland Fells and Lake Windermere, this property provides a peaceful and serene location whilst still being convenient to nearby amenities and surround by 2 3/4 acres of well tended gardens.

Quick Overview

- A fabulous 5 bedroomed property with Lake and Fell views
- 3 reception rooms and 3 bathrooms
- A beautiful and peaceful semi rural location
- Stunning mature gardens
- Breathtaking views of Lake Windermere and the Lakeland fells
- Close to all local amenities
- Immaculately presented
- An ideal family home
- Private driveway and large triple garage
- Superfast Broadband of 44Mbps



Location

Set back on a private road on the outskirts of Windermere village Field Head is sat on 2.78 acres of beautiful private gardens. From Windermere take the A591 heading towards Ambleside and after passing the mini roundabout turn left onto Old Hall Road. Follow Old Hall Road for approximately 1/4 mile and take the right turning and the private electric gates for Field Head can be found a short way on your left.

Welcome

Entering the property through the large Oak door and into the entrance hall it quickly becomes apparent that this house has been well loved and looked after by the current owners, it is immaculately presented! The high ceilings with Oak beams and Oak paneling to the walls really make this grand entrance hall a most welcoming area and the perfect introduction to this magnificent property.

The house boasts two amazing reception rooms on the ground floor, both overlooking the flawless gardens, providing ample space for entertaining guests or relaxing with family. The features of the house continue through into these rooms with Oak paneling to walls, beams to ceilings, ornate cupboard and flooring.





Stunning Views

Specifications

Living Room
28' x 19' 10" (8.53m x 6.05m)
plus 2 bay windows

Dining Room
17' 11" into bay x 16'
(5.46m x 4.88m)

In the dual aspect living room are two beautiful semi circular bay windows with window seats offering plenty of natural light and taking full advantage of the views of Lake Windermere, the surrounding Lakeland fells, neighbouring field and perfectly landscaped mature gardens. A fabulous bespoke fireplace with exposed stone, marble hearth and Oak mantle houses a large wood burning stove ideal for cosying up those cold winters nights. The dining room offers a fantastic entertaining area and is light and airy again being dual aspect.



Wine & Dine

The dining kitchen is a delightful space, equipped with wall and base units and integrated appliances of oven, microwave, induction hob with extractor fan above and dishwasher, plus a separate utility with additional worktops, wall and base units and plumbing for a washing machine. The dining area is spacious with alcove shelving and built in cupboards and an exposed brick fireplace with slate hearth and Oak mantle housing the wood burning stove. This room also benefits from sliding patio doors leading to the patio terraces; perfect for al fresco dining amongst the colourful array of plants, shrubs and trees in the summer months.

Specifications

Breakfast Kitchen
24' 8" Max x 16' (7.52m x 4.88m)

Utility
9' X 6' 1" (2.74m x 1.85m)





Flexible Space

Specifications

Integral Garage
28' 9" x 22' 8" Max
(8.76m x 6.91m)

Games Room
22' x 19' 10" (6.71m x 6.05m)

In 2018 planning permission was granted to demolish and re-erect the garage creating a fantastic triple garage with electric up and over door and access to the gardens plus an additional entrance hallway with a separate modern WC.

To the lower ground floor there is a large games room with beams to the ceiling, built in cupboards and bar, a large stone fireplace and a cold store with Lakeland slabs. This could potentially become ancillary accommodation for a relative having its own private entrance.

Ample Accommodation



Specifications

Bedroom 1

21' 3" Max x 15' Max (6.48m x 4.57m)

Balcony Terrace

14' 0" Max x 6' 9" (4.27m x 2.06m)

Bedroom 2

20' x 19' 2" into bay (6.1m x 5.84m)

Bedroom 3

18' 6" x 16' (5.64m x 4.88m)

Bedroom 4

13' x 12' (3.96m x 3.66m)

Store Area

13' 1" x 12' 1" (3.99m x 3.68m)

Bedroom 5

13' 8" Max x 13' (4.17m x 3.96m)



Taking the Oak return staircase to the first floor landing where the 5 generously sized bedrooms, all with beautiful views, can be found, ample accommodation for a family and guests, plus the house bathroom and a separate shower room. The master bedroom features an en-suite bathroom complete with a luxurious four-piece suite and a door to a terrace seating area overlooking the gardens and with superb views of Lake Windermere.



Outside

To the front of the property through the private electric gates is a sweeping driveway with plants, trees and shrubs to either side creating privacy and tranquillity that continues throughout the rest of the front gardens.

To the side of the property is a large timber summer house with veranda and patio seating area and a separate timber garden shed perfect for storage. And to the rear of the property are patio seating areas and lawned gardens encompassing mature trees including Oak, Fir and Beech trees and colourful plants including Roses, Azaleas, Rhododendrons and Hydrangeas - the aroma is simply divine!

To add to the already pleasing surroundings the gardens have a jaw dropping backdrop with views of Lake Windermere and the surrounding Fells, you do not want to miss this property!

Timber Summer House 16' 0" x 15' 6" Max (4.88m x 4.72m) Plus covered decking area 15'10" x 9'5"

Important Information

Services:

Oil fired central heating, electricity and mains water. Private drainage to a septic tank.

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.

Council Tax Band :

Westmorland And Furness Council - Band H

Tenure:

Freehold. Vacant possession upon completion.

Energy Performance Certificate:

Available on our website and also at any of our offices.

What3Words:

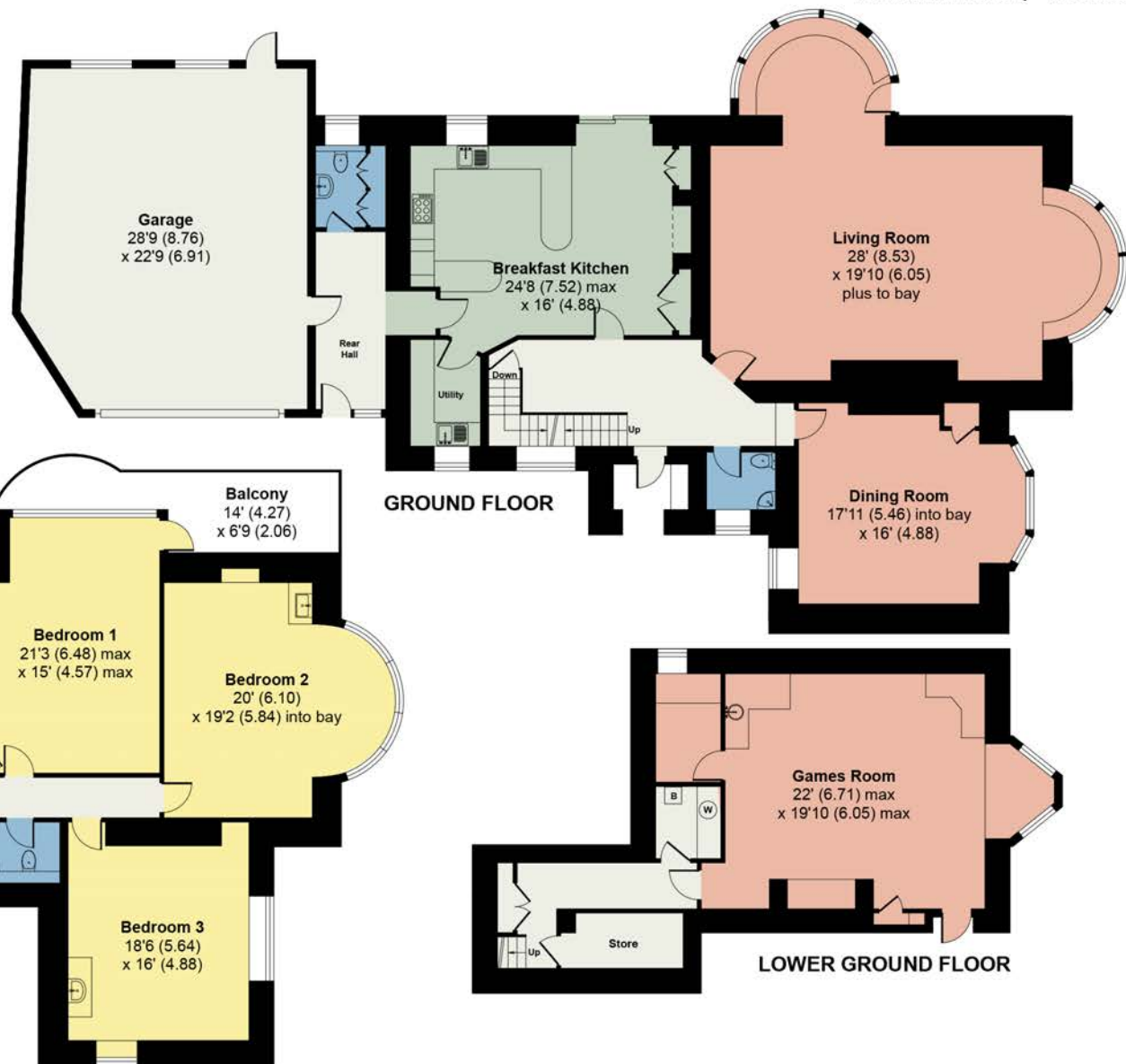
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Field Head, Troutbeck Bridge, Windermere, LA23

Approximate Area = 5465 sq ft / 507.7 sq m (includes garage)

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: 988958

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