



14 Broadfield, Troutbeck Bridge  
£320,000





## 14 Broadfield

Troutbeck Bridge, Windermere

An appealing semi detached house pleasantly located overlooking an area of greenery in the Lakeland village of Troutbeck Bridge which has a thriving community and many beautiful walks from the doorstep. Troutbeck Bridge is conveniently placed for the numerous amenities available in both Windermere and Ambleside, is just a short drive from the market town of Kendal and offers easy access to the M6 motorway and the mainline railway station at Oxenholme with direct services to Glasgow, Manchester and London.

14 Broadfield is currently being operated as staff accommodation with all the gas, electric and fire certificates in place however it would also suit a wide range of purchasers looking for their main home, second home or investment and with no local occupancy restrictions.

The well proportioned accommodation briefly comprises entrance hall, dual aspect sitting room, dining kitchen, utility room and bathroom on the ground floor and three bedrooms and bathroom to the first floor. The property benefits from double glazing to the most part and gas central heating. Currently the property is being run as staff accommodation with this all gas, fire and electrics certificates are up to date.

Outside offers well stocked, low maintenance gardens and seating areas to the front, side and rear together with driveway parking. There is a small workshop located at the rear.

Agents Note: Please note pictures were taken before current tenants moved in.



## GROUND FLOOR

### ENTRANCE HALL

Dimensions: 8' 3" max x 6' 4" max (2.53m x 1.95m). Timber door with single glazed panels, radiator.

### SITTING ROOM

18' 3" x 10' 4" (5.56m x 3.14m)

Two double glazed windows, two radiators, living flame gas fire to traditional stone and tiled fireplace, built in cupboards, picture rail.

### DINING KITCHEN

18' 3" x 10' 2" (5.55m x 3.11m)

Double glazed window and single glazed window, radiator, base and wall units, sink, space for cooker with extractor hood over, space for fridge freezer, fitted shelving, recessed spotlights, tiled splashbacks, tiled flooring.

### UTILITY ROOM

10' 7" x 4' 2" (3.23m x 1.26m)

Stable door with single glazed panel, double glazed window, gas central heating boiler, light and power, fitted worktop and shelving, plumbing for washing machine, space for tumble dryer.

### BATHROOM

5' 5" x 4' 11" (1.64m x 1.51m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, fitted mirror, recessed spotlights, extractor fan.







## FIRST FLOOR

### LANDING

3' 2" x 2' 7" (0.96m x 0.80m)

Single glazed window, radiator, loft access.

### BEDROOM

15' 6" x 8' 1" (4.73m x 2.46m)

Two double glazed windows, picture rail.

### BEDROOM

9' 11" x 8' 10" (3.03m x 2.69m)

Double glazed window, picture rail.

### BEDROOM

10' 6" x 6' 8" (3.21m x 2.03m)

Double glazed window, fitted shelving to alcoves, fitted desk and shelving.

### BATHROOM

9' 7" x 3' 11" (2.93m x 1.20m)

Four piece suite in white comprises W.C., bidet, wash hand basin and fully tiled shower cubicle with electric w shower fitting, built in cupboard, recessed spotlights, extractor fan, tiling to walls.









## GARDEN

The front of the house offers an attractive well presented, low maintenance landscaped garden with a well stocked bed and seating space. There is an arbour, climbing plants and bin storage to the side of the property and the rear offers two patio seating areas with one having stocked borders and climbers and there is a small workshop.

## DRIVEWAY

Off road parking for one vehicle.

## EPC RATING D

## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

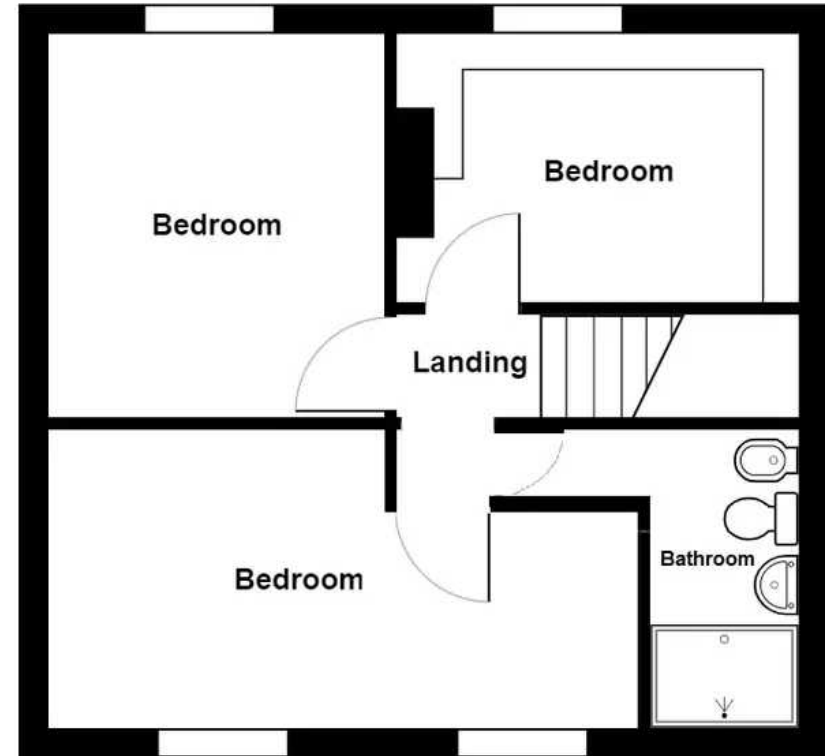
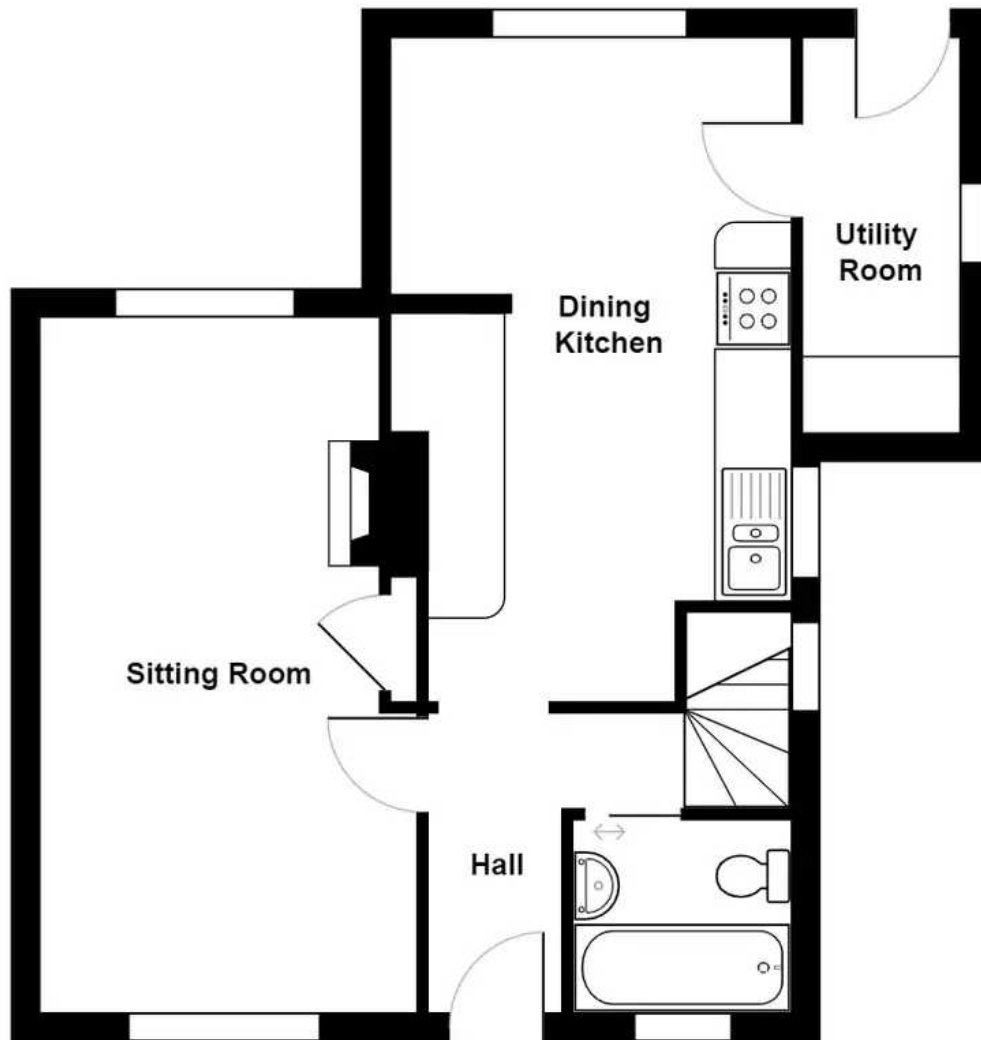
## COUNCIL TAX: BAND C

## TENURE: FREEHOLD

**DIRECTIONS** From Windermere proceed towards Ambleside on the A591, on entering Troutbeck Bridge, pass the Sun Inn on the right and continue along the road for a further 100 yards to turn left signposted 'The Lakes School'. Proceed to turn right and then immediately turn right again on to Broadfield where number 14 is clearly marked on the left.

**WHAT3WORDS:** tributes.scouting.rural





**Ground Floor**

**First Floor**

14 Broadfield, Troutbeck Bridge, Windermere

Total Area: 78.3 m<sup>2</sup> ... 842 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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