



# Troutbeck

**£525,000**

Applethwaite Cottage, 2 Birkhead Cottages , Troutbeck, Windermere, Cumbria, LA23 1PQ

A charming 2 bedroomed cottage (1 en-suite) with private parking, front patio and adjoining garden area which is currently a successful holiday let.

A perfect holiday retreat in the quiet picturesque Lakeland village of Troutbeck with stunning views across the valley. The property has been well looked after and improved by the current owners and is ready to use and enjoy.

## Quick Overview

- 2 bedroomed cottage
- 1 reception room and 1 bathroom
- Peaceful location
- Garden and patio
- For sale as a going concern
- Magnificent views
- In very good decorative order
- Suitable as a home, 2nd home or holiday let
- Off road parking
- \*Superfast Fibre Broadband available



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2



1



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Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6078



Lounge



Lounge



Kitchen



Kitchen

**Location:** Troutbeck is a pretty village which runs along the side of the valley below the summit of the Kirkstone Pass. There is a small shop, cafe and post office, village church and 2 popular country pubs all close by. Still retaining all the characteristics of a Lakeland village and indeed most of the village is a designated conservation area. Beatrix Potter used to live at Troutbeck Park Farm and Jesus Christ Church was built circa. 1736 on the site of a 15th century chapel.

Access to the cottage is best by travelling north on the A591 towards Ambleside. Turn right at 'Cooks House' roundabout, up Patterdale Road passing the village Church and The Queens Head Pub, bearing next left. Follow the road through the village and the gated access to the parking area is on the left hand side.

**Property Overview:** Applethwaite Cottage has easterly views up the valley. This property has an open plan ground floor. The living room has a wood burning stove on a slate hearth for those cosy nights in and the kitchen has all the modern appliances of integrated Beko electric oven and electric hob with extractor over, built in dishwasher and space for a fridge freezer and washing machine. A cupboard housing the hot water cylinder can be found in the kitchen with a further two handy storage cupboards. On the first floor there are 2 bedrooms (1 en-suite) and both having built in wardrobes, plus house bathroom with WC, inset washbasin with vanity unit and bath with Mira shower over. The property is neatly presented and the current owners have added a porch ideal for kicking off those shoes and coats after a days walking. The property is double glazed and has electric storage heating.

**Accommodation:** (with approximate measurements)

Entrance porch

Living room 16' 4" into bay x 15' 11" (4.98m x 4.85m)

Kitchen 16' 8" max x 8' 1" (5.08m x 2.46m)

Stairs from the living lead to the first floor:-

Bedroom 1 12' 9" max x 10' 0" max (3.89m x 3.05m)

En suite

Bedroom 2 12' 10" max x 9' 5" max (3.91m x 2.87m)

Bathroom

## Property Information:

**Outside:** The property has a paved patio immediately to the front of the property with adjoining designated parking area plus visitors parking. This property has a patio garden area which is great to sit in a enjoy a glass of wine on those lovely summer evenings and take in the stunning views.

**Services:** Mains electricity, water and private shared drainage.

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.

**Business Rates:** Westmorland and Furness Council - Rateable value of £2,400.00 with the amount payable of £1,176.00 for 2023/24. Small business relief may apply depending on circumstances.

**Tenure:** The property is leasehold, but effectively freehold as the lease is held by Applethwaite and the 2 adjoining cottages, Thyme out and Boxwood, the 3 cottages forming Birkhead Management Company Ltd, and all have equal shares.

**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:** //grower.piglet.handicaps

**Notes:** \*Checked on <https://www.openreach.com/> 17th April 2024 - not verified.

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



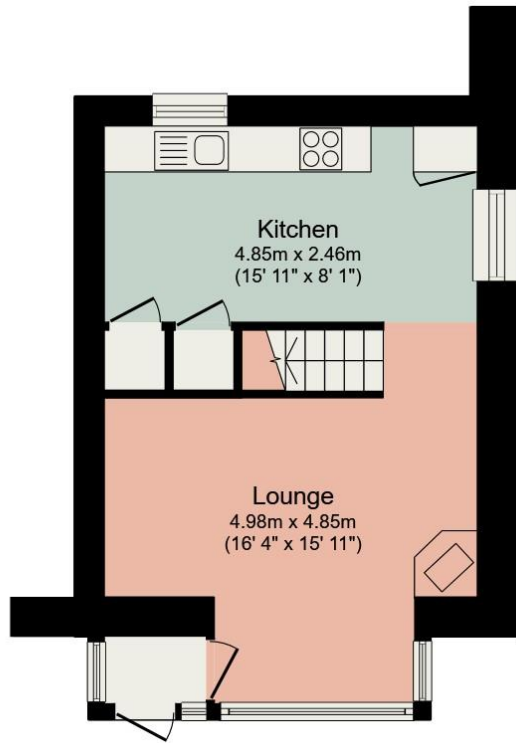
Bedroom 2



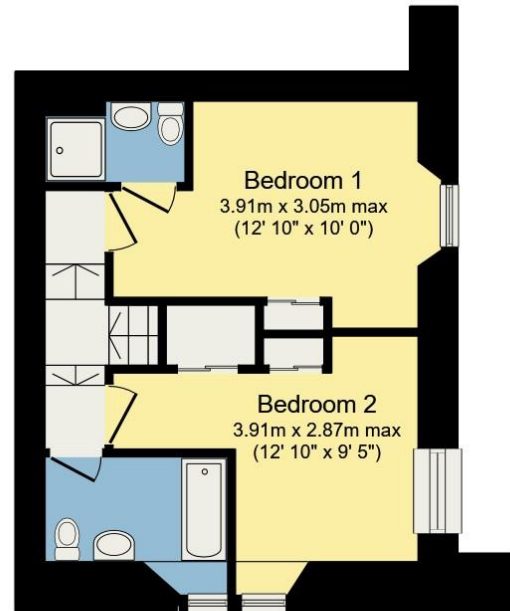
Seating area



View



**Ground Floor**



**First Floor**

**Total floor area 68.6 m<sup>2</sup> (738 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...` genuinely sad to part with Applethwaite but personal circumstances dictate the sale. The cottage has been a sanctuary for us over recent years and we have enjoyed many walks from our own doorstep. The views from the garden are outstanding, and many hours have been spent simply enjoying these with a cheeseboard and a bottle of red "

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 25/04/2024.