



Troutbeck

£1,795,000

Troutbeck, Windermere, Cumbria, LA23 1LB

Nestled on the hillside in the picturesque village of Troutbeck is one of those special properties, where historic charm is blended with modern comforts. A four bedroomed Grade II listed former farmhouse dating back to the 17th century with ample gardens, a detached one bedroomed barn conversion and an option to buy the adjoining 5 acre field by separate negotiation.

This delightful former farmhouse is tastefully presented offering an attractive flexible layout perfect for family living with the additional annexe providing space for visitors, or as the current owners do, using it as an income stream from holidaymakers.. So, if you are seeking a period property in the heart of the Lake District National park with gardens and land then this really is a property that should be on your to-view list.

Quick Overview

Grade II Listed, four Bedroomed detached farmhouse with a 1 bedroomed detached barn

Three reception rooms and four bathrooms

Peaceful rural location

Large garden

Views of the valley

Short drive to amenities and transport

Flexible use, family home wuth substantial established income stream or holiday let

Off road parking

EV chargers and biomass heating

*FTTC Superfast broadband available up to 75-



5



4



3



Superfast
Fibre
Broadband



Off Road
Parking

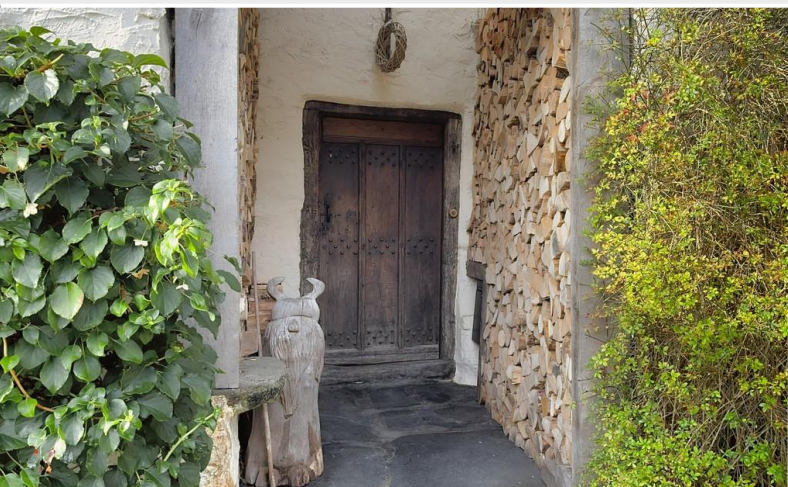
Property Reference: W6132



Drone Picture



Seating Area and Garden



Front Entrance



Snug

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.

From Windermere continue on the A591 and cross over the small mini roundabout towards Troutbeck Bridge and after the petrol station on the left turn right onto Bridge Lane signposted 'Troutbeck'. Continue for approximately 1.5 miles and Town Foot is on the left hand side.

Property Overview: This is a really special example of a Grade II listed former farmhouse with its wealth of exposed oak, beams, stone flagged floors, inglenook fireplace and mullioned windows, to name just a few features - beautifully maintained and complemented by 21st century comforts and fittings all of which seamlessly blend together. It has a renewable energy heating system with income from a government RHI scheme and three EV chargers.

With connections to the Browne family, there is still a spice cupboard bearing the initials of Edward Browne dated 1694 in the sitting room.

The Browne family have an historic connection to the valley and were the original owners of Town End, located nearby, which is now in the ownership of The National Trust.

As you approach this remarkable property up the stone set driveway you are greeted by an open porch complete with the original grand oak doorway. This leads into an inviting sitting room with exposed beams and oak paneling. It has an inglenook fireplace with wood burning stove, and stone flagged floor with underfloor heating. Directly off the sitting room is a snug with beautiful views over the valley, a door to the garden, a wealth of oak panelling and a traditional oak court cupboard.

The breakfast kitchen is open to a dining area and fitted with modern traditional style units, two ovens, a wide induction hob and a dishwasher. There is also an additional utility area which doubles up as a morning room with French doors that open out onto a sheltered patio area.

Upstairs on the first floor is a landing with fitted cupboards, three charming bedrooms all with stunning views and two bathrooms.

Access round the lower side of the property leads to a bedroom/suite with a separate entrance and an internal stone staircase that takes you back up to the ground floor, where a shower room can be found and a door that opens back into the sitting room. The current owners use this as accommodation for holidaymakers, generating a healthy income.

At the top of the driveway is the annexe barn which the current owners also operate as holiday accommodation. The barn has two floors. On the ground floor is a well-appointed kitchen with modern appliances. There is a Neff Induction hob and Bosch extractor over, a built in Bosch electric oven plus microwave and built-in



Sitting Room



Dining Kitchen



Dining Kitchen



View from Lounge



Utility



Bedroom 3

fridge/freezer. Stairs from the kitchen lead up to a spacious open plan living room with exposed beams and views to open fields. Off the living room is a double bedroom with en-suite bathroom comprising; WC, vanity unit with wash hand basin, and bath with shower.

Set within approximately ¼ acre of well-tended gardens, the property offers a serene and peaceful retreat, while remaining conveniently close to the local amenities. The extensive grounds are well tended with formal and informal areas including a variety of mature trees and shrubs, providing year-round interest and colour. It also provides many fantastic viewpoints down the Troutbeck Valley. There is plenty of outside storage space with a large store being situated in the detached barn which also has a WC and wash hand basin, a shed ideal for storing all those gardening materials and a summer house which can be used all year round. There are several patio seating areas in the farmhouse garden, perfect for al-fresco dining, and the patio seating to the side of the detached barn is a lovely spot to enjoy a drink and listen to the flow of the stream which runs alongside.

This is more than just a house; it's a property where history and modernity coexist in perfect harmony. It offers extremely flexible usage and has great pedigree as an income stream. Don't miss the opportunity to make this exceptional property your own.

Please note that there is a separate field, used for grazing, which equates to approximately 5 acres which the current owners own and is to be sold separately at an asking price of £65,000.

Accommodation: (with approximate measurements)

Townfoot:

Entrance Porch

Sitting Room 19' 3" max x 17' 0" max (5.87m x 5.18m)

Snug 12' 6" x 12' 3" (3.81m x 3.73m)

Dining Kitchen 36' 4" overall x 13' 0" max (11.07m x 3.96m)

Shower Room

Stairs from the sitting room leads to lower floor:

Bedroom 4 13' 3" x 12' 6" (4.04m x 3.81m)

Stairs from the sitting room leads to first floor:

Landing

Bedroom 1 17' 9" max x 12' 4" max (5.41m x 3.76m)

Bedroom 2 12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom 3 12' 0" x 8' 2" (3.66m x 2.49m)

Bathroom 1

Bathroom 2

Annexe Barn:

Kitchen 16' 4" max x 11' 1" inc stairs (4.98m x 3.38m)

Stairs from the kitchen lead to:

Living Area 16' 4" max x 12' 9" max inc stairs (4.98m x 3.89m)

En-suite Bathroom Bedroom

Bedroom 1 13' 5" x 9' 9" (4.09m x 2.97m)

Store

Property Information:

Services: Mains electricity and water and a Vortex treatment plant for private drainage. There is a outbuilding which stores the wood pellet boiler for the heating and a large hot water tank.



Bedroom 1



Bedroom 2



Ordnance Survey Ref: 01182091



Annexe Barn



Drone Picture

Tenure: Freehold. Vacant possession upon completion. Please note there is a bridleway over the driveway.

Council Tax: Westmorland & Furness Council
Farmhouse - Council Tax Band G
Annexe Barn - Current rateable value for 2024/2025 £1,700 with the amount payable £212.07

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words: //listening.stormed.logo

Notes: *Checked on <https://www.openreach.com/> 8th August 2024 - not verified.

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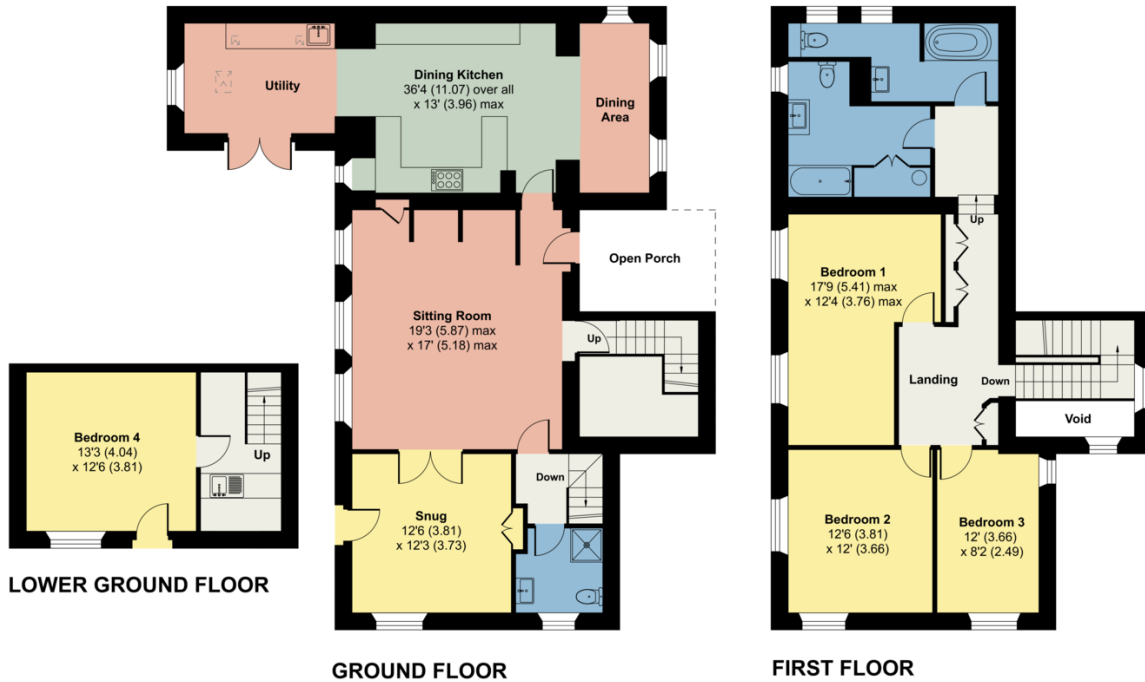
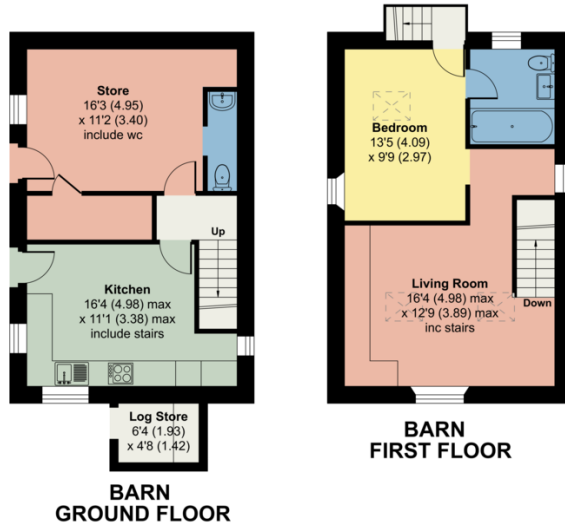
Approximate Area = 2180 sq ft / 202.5 sq m (excludes voids)

Cottage = 874 sq ft / 81.1 sq m

Outbuilding = 30 sq ft / 2.8 sq m

Total = 3084 sq ft / 286.4 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 2024. Produced for Hackney & Leigh. REF: 1168035

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