



Troutbeck Bridge

£1,000,000

1 Keldwyth, Keldwyth Drive, Troutbeck Bridge, Windermere, LA23 1NJ

Nestled in the heart of the Lake District National Park, 1 Keldwyth is an exquisite Arts and Crafts family home, boasting well preserved beautiful features including use of Lakeland stone and slate, wooden floors, panelling, whole timber mantles and Antique and Persian tile surrounds. The property boasts five spacious bedrooms, making it the perfect haven for a growing family or those seeking a serene retreat.

Anti-Money Laundering Regulations: 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).

Quick Overview

- 5 Bedroomed portion of a gentlemans residence
- 3 reception rooms and 2 bathrooms
- Peaceful location
- Large garden amounting to approx.1 acre
- Views of Lake Windermere and the fells beyond
- Close to amenities, transport and schools
- In need of modernisation to match modern expectations
- Fantastic family home or 2nd home
- Parking for several cars and car port
- *Superfast fibre broadband available



5



4



2



G



Superfast
Fibre
Broadband



Parking for
Several Cars &
Car Port

Property Reference: W6127



Entrance Hall



Living Room



Morning Room



Conservatory/Sun Room

Location: Only a 20 minute drive from the M6, set midway between Windermere and Troutbeck bridge in a quiet cul-de-sac off Keldwyth Drive. From Windermere proceed towards Ambleside on the A591 going straight over the mini-roundabout of Cooks House Corner to Ambleside. Bear next right on to Keldwyth Drive after a little more than 1/4 of a mile. Follow the road up and 1 Keldwyth can be found at the end of the road.

Property Overview This grand Arts and Crafts house boasts well preserved original beautiful features, including the use of Lakeland stone and slate, wooden floors and panelling, timber mantles and antique and Persian tile surrounds. As you step through the welcoming front door, you are greeted by the grand entrance hall that sets the tone for the rest of the house. The ground floor features a cloakroom with WC and washbasin, a generously sized living room which is dual aspect and with large windows that flood the space with natural light, offering picturesque views of Lake Windermere and the fells beyond, having period features and a feature coal effect gas fire with ornate surround and tiled hearth. The kitchen has ample storage space along with a Britannia 5 ring gas hob and extractor over, space for dishwasher and built in fridge/freezer and a handy pantry. Just off the kitchen is a mainly glazed morning room with a patio door which leads to the outside. Adjacent to the living room is a large but cosy dining area, having an open fire and feature surround and stone hearth this room is perfect for family meals and entertaining guests. Off the dining room is a conservatory with views of Lake Windermere and the fells beyond. Access to the cellar can be found from the conservatory. The cellar is spit into 3 rooms and has shelving and plenty of room for storage.

The first floor houses 4 well-appointed bedrooms, each offering comfort and with bedrooms 1 & 3 having views to Lake Windermere and the Lakeland Fells. The bedrooms are serviced by a family bathroom, consisting of Bath with Mira shower over, WC and washbasin and views, ensuring convenience for all residents. On the second floor is a separate living space consisting of sitting room with fantastic views of Lake Windermere and the fells beyond, bedroom which is dual aspect and has views of the Lake and fells and an open fire, built in cupboard housing the hot water tank and a bathroom with WC, washbasin and bath. On this floor you will also find a utility room with space for a washing machine and dryer and has under eaves storage and loft access.

Outside, the property is surrounded by gardens, which amount to just over 1 acre offering a peaceful escape from the hustle and bustle of daily life. The garden features a variety of mature plants and trees and patio seating areas, creating a serene environment for outdoor activities and al fresco dining, whilst enjoying views of the Lakeland fells including the Langdales as well as Lake Windermere. There is also ample parking space for multiple vehicles, car port and garage.

Located in the sought-after area of Troutbeck Bridge, this property is within easy reach of local amenities, schools, and transport links. Set in idyllic surroundings, 1 Keldwyth, Keldwyth



Living Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Drive, is a rare gem in the Lake District property market. Don't miss the opportunity to renovate this house and make it your new home.

Accommodation: (with approximate measurements)

Entrance Hall

Cloakroom

Living Room 27' 5" x 15' 7" (8.36m x 4.75m)

Dining Room 23' 2" x 15' 8" (7.06m x 4.78m)

Kitchen 11' 7" x 9' 6" (3.53m x 2.9m)

Morning Room 18' 0" x 12' 0" (5.49m x 3.66m)

Conservatory/Sun Room 18' 3" x 9' 0" (5.56m x 2.74m)

Stairs from the dining room lead to the first floor:

Landing

Bedroom 1 23' 6" x 15' 10" (7.16m x 4.83m)

Bedroom 3 17' 8" x 16' 0" (5.38m x 4.88m)

Bedroom 4 12' 3" x 10' 11" (3.73m x 3.33m)

Bedroom 5 11' 9" x 11' 7" (3.58m x 3.53m)

Bathroom

Stairs from first floor lead to second floor:

Sitting Room 28' 0" x 9' 10" (8.53m x 3m)

Bedroom 2 27' 8" x 15' 10" (8.43m x 4.83m)

Utility 13' 10" x 7' 7" (4.22m x 2.31m)

Bathroom



Patio seating area



View



Ordnance Survey Ref: 01181737



Seating Area



Side Elevation

Garage: 17' 8" x 9' 7" (5.38m x 2.92m) Electric up and over door and sink.

Car Port: 17' 1" x 15' 10" (5.21m x 4.83m)

Property Information:

Services: Mains gas, water and electricity and drainage. Electric heating.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band H.

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: //winemaker.remodels.entrusted

Notes: *Checked on <https://www.openreach.com/> 5th August 2024 - not verified.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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1 Keldwyth, Keldwyth Drive, Troutbeck Bridge, Windermere, LA23

Approximate Area = 4237 sq ft / 393.6 sq m (excludes coal store & carport)

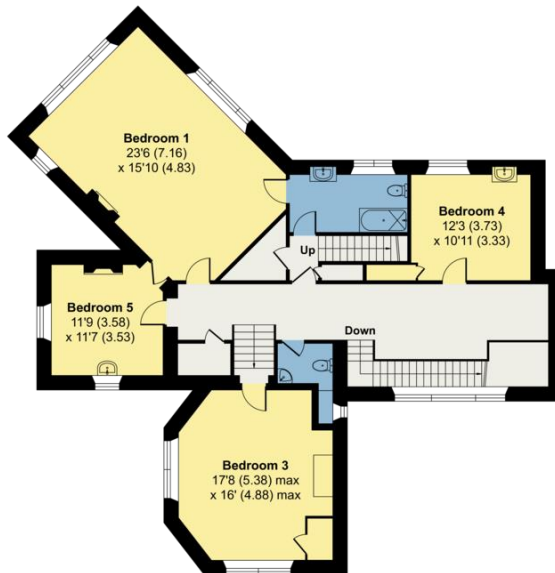
Limited Use Area(s) = 448 sq ft / 41.6 sq m

Garage = 168 sq ft / 15.6 sq m

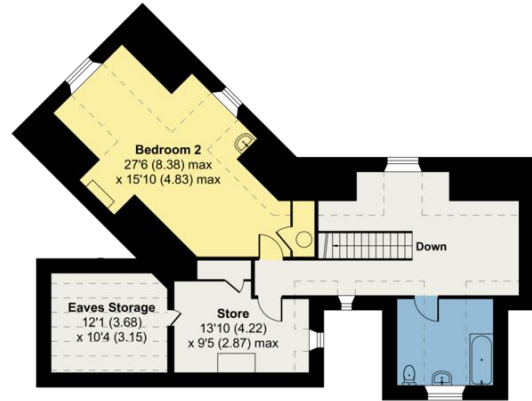
Total = 4853 sq ft / 450.8 sq m

For identification only - Not to scale

Denotes restricted head height



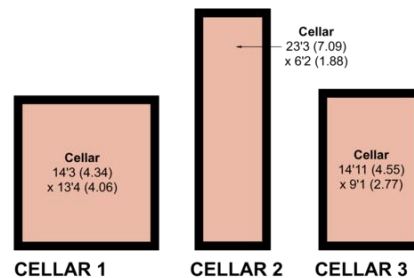
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



CELLAR 1

CELLAR 2

CELLAR 3



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1163482

A thought from the owners... *"It has been a real privilege to live in such a beautiful house amongst the amazing craftsmanship and despite Windermere town being close, there is a genuine feeling of seclusion and peacefulness. It's lovely to relax around the open fire in winter but when warmer, sit on the terrace and watch the sun setting over the Lake and behind the Langdales."*

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