



## Troutbeck

**£350,000**

Sunny Croft, Troutbeck, Penrith, Cumbria, CA11 0SJ

Whilst currently offering one bed room, Planning Permission has been passed to allow for a second floor which will comprise of a further bedroom and living space, creating a fabulous home which is nestled within the breath-taking Lake District National Park. This delightful detached bungalow offers a rare opportunity to embrace serene living with the potential for expansion, presenting the perfect opportunity for those looking to create their dream home amidst stunning natural beauty but with easy access to a wealth of outdoor activities, from hiking and cycling to exploring charming local villages.

As you step into the entrance hall, you'll immediately appreciate the warm and inviting atmosphere that this bungalow exudes. Leading from the hallway into the fitted kitchen complete with gas hob, oven and extractor with availability for a free standing fridge/ freezer, washing machine and dishwasher. Beach effect worktops with light grey coloured wall and base units. Sink with hot and cold taps. Two double glazed windows to rear aspect. The boiler is located here. Part tiled with laminate flooring.

### Quick Overview

1 Bedroom detached bungalow  
Planning Permission passed for  
additional bedroom and further living  
space to first floor  
Located inside the Lake District  
National Park  
Covenant restrictions  
Countryside & stunning fell views  
Expansive plot  
Driveway for ample parking  
Ultrafast broadband available



Property Reference: P0432



Kitchen



Living Room



Bedroom One



Shower Room

The fitted kitchen seamlessly flows into the cosy living room. This open-plan layout is ideal for both relaxing and entertaining, providing a comfortable space to unwind after a day exploring the surrounding countryside. Electric fire with surround. Double glazed window to side and front aspect with double glazed patio doors leading onto front aspect, flooding the room with natural light. Enjoy picturesque views of the garden and the distant fells, including the majestic Blencathra and Mell Fell. Laminate flooring.

The spacious double bedroom, offers a peaceful retreat with double glazed window to side aspect with carpet flooring. Adjacent to the bedroom is the shower room, designed for convenience and style with walk in shower, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Part tiled with vinyl flooring.

Set on an expansive plot, the property boasts a generous driveway for ample parking, ideal for accommodating multiple vehicles. The driveway to the property is accessed via a private road. The outdoor space is a true highlight, offering endless possibilities for gardening enthusiasts or those wishing to enjoy the serene surroundings. The garden comprises of wooden fence and bushes boundary, grassed lawn, shrubbery and trees of various sizes. Garden shed with electrics.

Located within the Lake District National Park, Troutbeck is approximately seven miles from the market town of Penrith and ten miles from Keswick. Troutbeck itself, has direct access to the A66 and benefits from a public house/hotel, farm shop with the popular 'Rookin House' Equestrian Centre closeby. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

**Kitchen** 12' 11" x 9' 0" (3.94m x 2.74m)

**Living Room** 14' 10" x 12' 11" (4.52m x 3.94m)

**Bedroom One** 12' 2" x 12' 0" (3.71m x 3.66m)

##### Shower Room

#### Property Information

##### Tenure

Freehold

##### Agents Notes

We have been advised there is a right of access for the electricity pole. Right of Way for a neighbour towards side of property.

##### Planning

Planning permission has been passed for additional first floor to be added to the property. Lake District National Park Planning reference 7/2024/3087

##### Council Tax

Band C

Westmorland and Furness Council

## Local Occupancy Restrictions

\* The buyer must have been in continuous employment in the Locality defined below for at least 9 months working for a minimum of 16 hours p/w

OR \* The buyer needs to live in the Locality because they need substantial care from a relative who lives in the Locality or because they need to provide substantial care to a relative in the Locality

OR \* The buyer has been a continual resident for the last 3 years

OR \* The buyer is serving in the Armed Forces or who served in the Armed Forces in the last 5 years

**DEFINED LOCALITY** :-Bampton, Barton, Lowther, Martindale, Matterdale, Patterdale, and those parts of the Parishes of Askham, dacre, Hutton, Mungrisdale, Shap Rural and Thrimby which lie in the administrative area of the lakes

FOR MORE DETAILS PLEASE CONTACT THE OFFICE

## Services and Utilities

Mains water and electricity. Waste water treatment plant shared with Station House and Station Lodge. We have been advised it is located in Station Lodge garden. LPG central heating

## Energy Performance Certificate (EPC) Rating

Band E, under Station Lodge Annex.

The full Energy Performance Certificate is available on our website and also at any of our offices.

## Broadband

Ultrafast available

## Directions

From Penrith take the A66 towards Keswick and after approximately seven miles turn left as sign posted to Troutbeck and continue past the Troutbeck Inn and then turn immediately left. Sunny Croft is situated on the right hand side

## What3words Location

///treble.daydreams.offer

## Viewings

By appointment with Hackney and Leigh's Penrith office

## Price

£350,000

## Anti-Money Laundering (AML) 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).



Aerial View



Garden



Front Aspect

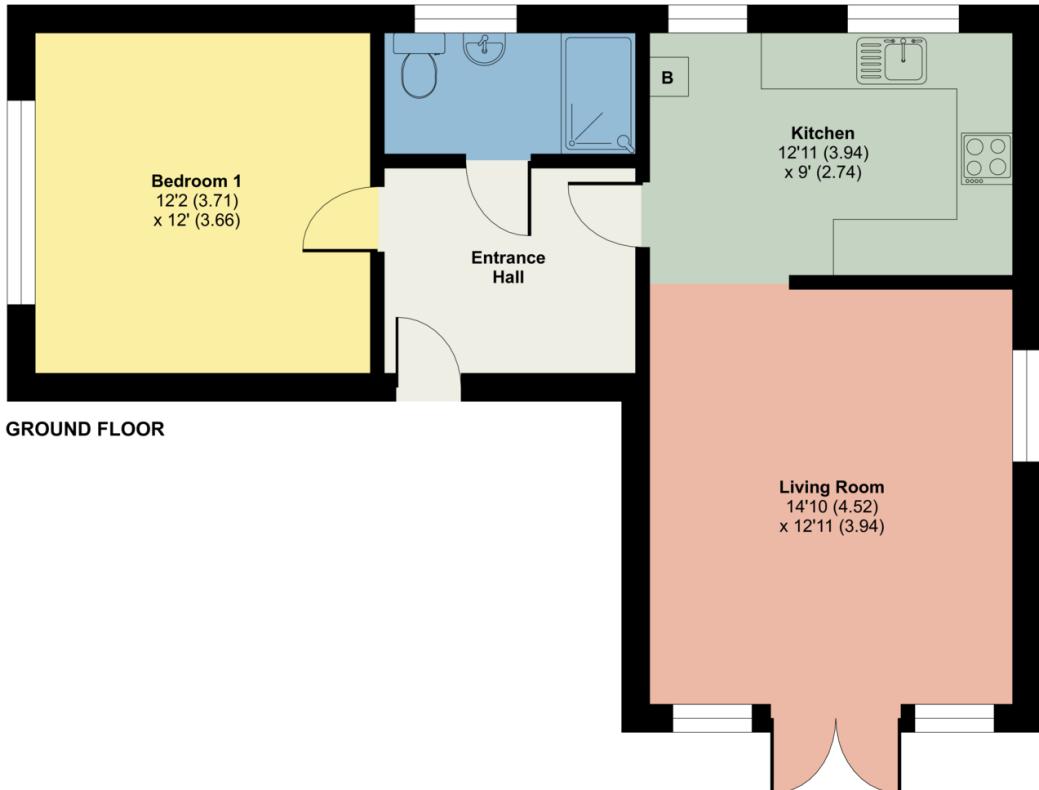


Artist's impression after conversion

# Sunny Croft, Troutbeck, Penrith, CA11 0SJ

Approximate Area = 579 sq ft / 53.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1276920

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 29/04/2025.

Request a Viewing Online or Call 01768 593593