



Troutbeck

£995,000

Cherry Tree
Troutbeck
Windermere
LA23 1PG

A traditional 17th century Westmorland farm cottage surrounded by protected countryside with slate tiled roof and aesthetically sympathetic double-glazed windows. The accommodation is presented in a traditional style with modern fixtures and fittings with wood beams throughout. The property comprises of entrance hall, dining room, living room with separate study, fitted kitchen, 4 double bedrooms (1 en-suite), utility room with shower and W/C, and a house bathroom with separate bath and shower.

Property Ref: W5571

4

2

2

F



Sitting Room



Sitting Room



Study

Description: Cherry Tree is a traditional and sizeable Westmorland Cottage in the picturesque village of Troutbeck. The property is nestled to one side of the valley with views of the surrounding fells and other traditional buildings in the Troutbeck conservation area from the garden. The property has generous outside space with large sloped garden to the rear and front garden separated by the lane the property is situated on. Troutbeck is a tranquil village with quick access to Lakeland Towns and villages as well as the surrounding Lakes and Fells. It offers the new owner just about everything they could wish for in their new Lake District home with its own stream running through the landscaped mature rear garden, multiple seating areas, private driveway, double glazed windows and LPG gas central heating and all set in the unrivalled Lake District landscape.

Walking through one of three entrances to the Cottage on the side, you enter into a vestibule which leads into a large dining room with traditional timber beams bursting with character and charm as well as a wood burner. You can then, either carry through into the fully fitted kitchen with modern appliances or take a right into the hallway which leads you either into the utility room complete with W/C and shower, or into the large living room complete with second wood burner and a separate study room. Come and experience the tranquillity and beauty of this permanent, private or holiday home.

For a Viewing Call 015394 44461



Dining Room

Location: Located right in the heart of Troutbeck Village. From Windermere proceed towards Ambleside on the A591. At Troutbeck Bridge pass the petrol station on the left and bear right, on to Bridge Lane. At the top bear right, pass the post office and Cherry Tree Cottage is just round the corner on the left.

Accommodation: (with approximate measurements)

Sitting Room

17' 0" x 12' 2" (5.18m x 3.71m) Inset wood burner with slate hearth. Built in storage and bespoke shelving. Timber beams, wooden framed double glazed windows and part tiled flooring. Access to outside.

Study

12' 3" x 8' 0" (3.73m x 2.44m)
Timber beams and wooden framed double glazed window.

Hallway

Staircase to the first floor. Tiled flooring. Understairs storage cupboard.

Dining Room

17' 6" x 14' 7" (5.33m x 4.44m)
A semi bay window, wood burning stove, bespoke wine rack and timber beams. Tiled floor and double glazed windows.



Kitchen



Hallway



Bedroom 1



Bedroom 1

Side Entrance Hall

With bespoke built in slate seat. Tiled floor.

Kitchen

11' 3" x 10' 3" (3.43m x 3.12m)

A dual aspect room with wooden framed windows, fitted wall and base units, electric Rangemaster cooker, Bosch dishwasher, integrated under counter fridge and freezer. Part tiled walls and tiled flooring and access to the garden.

Utility/Shower Room

10' 1" x 7' 3" (3.07m x 2.21m)

Plumbing for washing machine, built in units and airing cupboard. Shower cubicle, WC and inset stainless steel sink. Heated towel rail, part tiled walls and tiled flooring.

First Floor

Landing

Timber beams.

Bedroom 1

13' 9" x 12' 7" (4.19m x 3.84m)

With fantastic views of Troutbeck valley, village and the surrounding fells. Heritage style sink with tiled splashback.

Bedroom 2

15' 1" x 11' 8" (4.6m x 3.56m)

Wooden framed double glazed window. Heritage style sink with tiled splashback.



Bedroom 2

For a Viewing Call 015394 44461



Bedroom 3

Bedroom 3

12' 8" x 12' 0" (3.86m x 3.66m)

With fantastic views of Troutbeck valley, village and the surrounding fells.

En-Suite Shower Room

WC, vanity unit with large fitted mirror and shower cubicle. Timber beams.

Bedroom 4

11' 7" x 10' 0" (3.53m x 3.05m)

A dual aspect room with double glazed windows. Heritage style sink with tiled splashback. Timber beams.

Bathroom

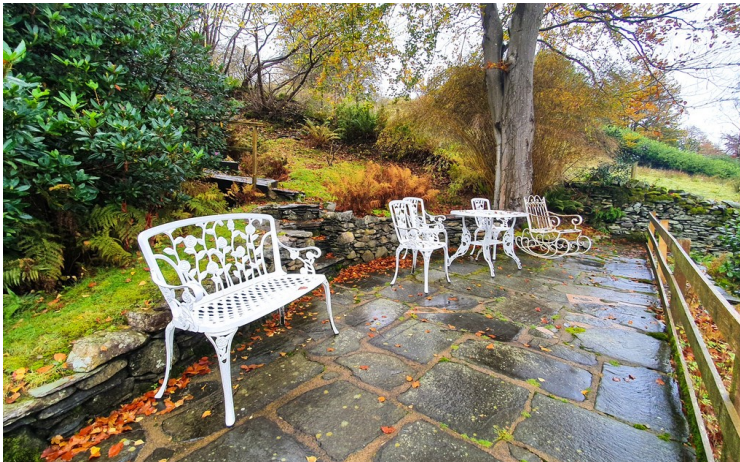
WC, heritage style sink, shower cubicle and separate bath. Built in storage cupboard and base units. Timber beams.



En-suite Shower



Bedroom 4



Seating Area



Garden

Outside: To the front of the property is a walled garden area, immediately in front of the cottage on the other side of the lane, with central lawn and paved seating area. Private driveway to the side of the property leading to the rear garden. Sloped rear garden with steps to the very top and multiple routes, stream flowing down the left-hand side of the garden with small waterfall at the top, shed, 3 seating areas on tiered levels as the garden slopes upwards, ample storage for wood. Landscaped with mature trees and plants, views over the valley and of surrounding traditional cottages.

The small raised side garden is owned by a local trust and is rented to the owners of Cherry Tree for £75 per year. There are more details on request.

Services: Mains water, drainage and electricity, exterior propane gas tank, wood framed double glazed windows, private driveway, LPG gas fired central heating.

Council Tax: South Lakeland District Council - Band G.

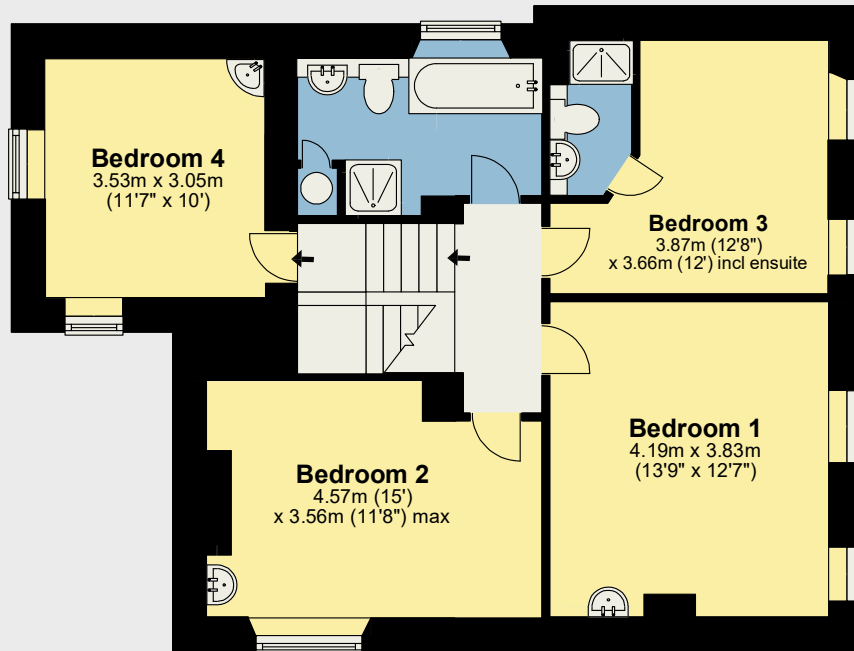
Tenure: Freehold. Vacant possession upon completion.

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

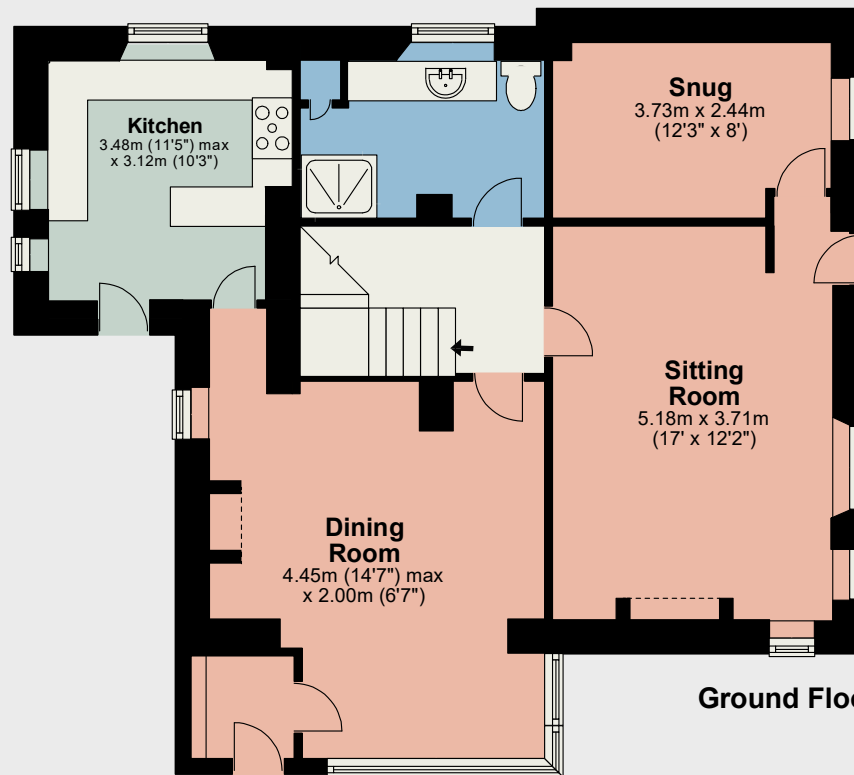
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

For a Viewing Call 015394 44461





First Floor



Ground Floor

Total area: approx. 148.2 sq. metres (1595.6 sq. feet)

For illustrative purposes only. Not to scale. REF: W5571

A thought from the owners... A beautiful cottage in a fantastic location with an abundance of Lakeland fell walks right from the doorstep. Two excellent pubs, restaurants, a tea room/shop and the historic Jesus Church all within a short walk of the cottage.

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.