



Borrowdale

Offers in the region of £420,000

1 Troutdale Cottages, Borrowdale, Keswick, CA12 5UY

A substantial three storey semi-detached four bedroom stone built period cottage enjoying a stunning elevated Lakeland setting in the Borrowdale valley. Located under 5 miles from Keswick this most appealing property benefits from spectacular 360 degree views to the surrounding range of majestic fells and Derwentwater.

Quick Overview

Substantial stone built three storey semi-detached period cottage

Stunning elevated Lakeland setting in the Borrowdale valley

Spectacular 360 degree views to the surrounding range of majestic fells and Derwentwater

Under five miles from Keswick

Four double bedrooms

Living room and sitting room or dining room

Garden and on-site parking

An idyllic Lakeland environment and a haven for a variety of wildlife



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Superfast
Broadband
Available



1

Property Reference: KW0427



Living Room



Living Room



Dining Room



Kitchen

Accommodation

Ground Floor:

Entrance Hall

With radiator.

Living Room

With front bay window, period fireplace, radiator.

Sitting Room or Dining Room

With tiled fireplace, radiator, built in cupboards.

Kitchen

With fitted base and wall units, sink, ceramic wall tiling, plumbing for dishwasher.

First Floor:

Landing

With radiator.

Bedroom One

With radiator, period fireplace.

Bedroom Two

With radiator, period fireplace.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, built in cupboard.

Second Floor:

Landing

Bedroom Three

With radiator, period fireplace.

Bedroom Four

With radiator, period fireplace.



Living Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

WC

With WC, wash hand basin.

Outside:

On site parking space, front lawned garden with drystone wall.

Services

Mains water and electricity. Modern electric heating throughout installed in December 2022 with a 10 year warranty. Septic tank drainage.

Tenure

Freehold.

Council Tax

Band E.

Right Of Way

The adjoining property has a pedestrian right of way to obtain access.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Price

Offers in the region of £420,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

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 (incl. 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).



Setting



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Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 741741** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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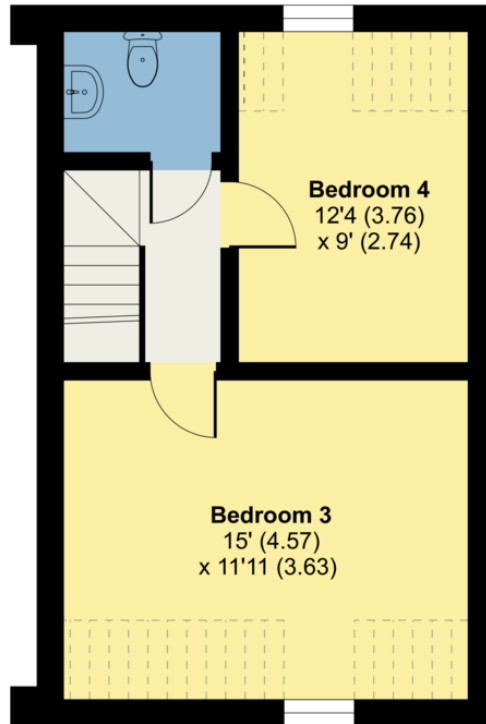
Approximate Area = 1179 sq ft / 109.5 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

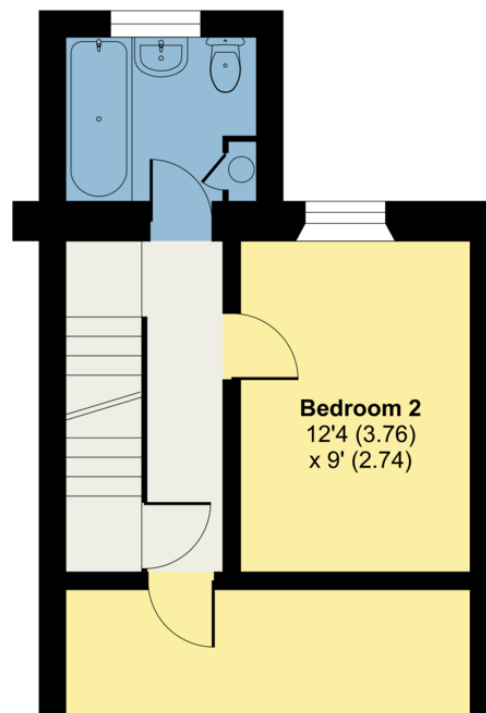
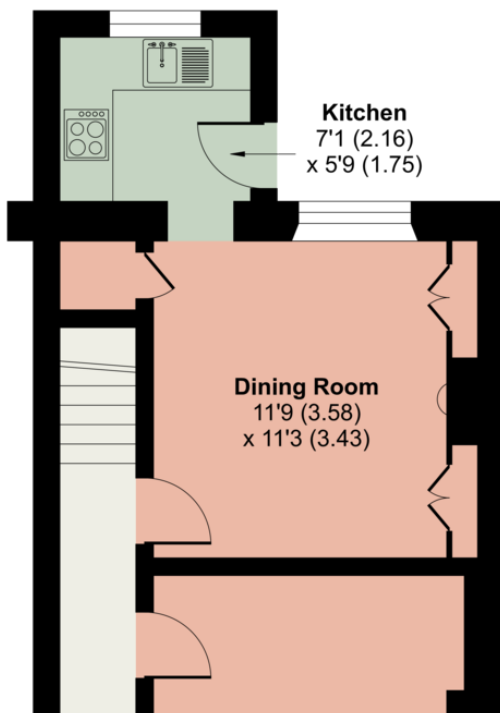
Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



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 03/07/2025.

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