



2 Orchard Mount
Troutbeck | Windermere | The Lake District | LA23 1PJ

2 ORCHARD MOUNT





Welcome to 2 Orchard Mount, Long Myre Yeat, Troutbeck, LA23 1PJ

A fabulous location and setting. Positioned in the heart of the unrivalled and beautiful Troutbeck Valley with captivating panoramic views and a tranquil and peaceful setting, tucked away off the main valley roads. Built in the late 1980s, this spacious house was recently fully renovated and has good sized rooms, plenty of natural light thanks to an abundance of large windows, an attractive layout, high quality appointments and tasteful interior design.

Most of the light and airy ground floor living rooms are openly connected in some way to provide a flow where spaces are still capable of individual use. A porch opens to the entrance and staircase hall which is open to the dining area and then the kitchen, beyond this is a utility area and cloakroom. A few steps and an opening from the dining area reveals the cosy sitting room. Completing the ground floor layout is a double bedroom with ensuite shower room and a study/snug. Flooded with natural light, the first floor landing serves the principal ensuite bedroom, two further bedrooms and the family bathroom.

Outside, the gardens areas are generous, purposefully designed to involve minimal upkeep and there is the advantage of both a garage and private parking.

The house has recently been listed for holiday lets and is proving a hit with guests, it would equally make a wonderful forever home or private second home.

The 5 Star reviews on Lakeland Retreat's website speak for themselves...

“ Beautiful house with wonderful views, we had a really enjoyable week and would thoroughly recommend. Even better than the photos! Everything you could possibly need and perfect location too.”

“What a wonderful home. Really well decorated and finished. Beautiful quiet location with stunning views. Well stocked with some essentials and a generous welcome pack. We had everything we needed and felt really at home. Local pubs in walking distance. Good walks right from the house.”

“We have stayed in Orchard Mount for one week. It was a fabulous stay. The view, the cleanness and the utilities provided were all just perfect. If you are looking for a wonderful stay in the Lake District don't hesitate to stay there you won't regret it. The place is even better than pictures. We were so lucky choosing Orchard Mount. We will definitely visit again. I highly recommend this place.”

“The perfect Lake District escape! The house is newly refurbished and beautifully done with everything you need for a lovely weekend away/holiday. In particular, the kitchen has great appliances and space for cooking delicious meals and we loved the cosy living room - great for board games in the evening or tucking into a film. We had great weather so enjoyed breakfasts and evening drinks outside the back of the house! Troutbeck is the perfect spot and the house had incredible views of the local area. Would definitely revisit!”









Location

Trout Beck flows along the bottom of this steep verdant valley, the village itself being protected by not only being within the very heart of the National Park, but also a designated Conservation Area and is one of the most sought after villages in this region. Cottages and farmsteads line the lanes of the valley linking Windermere, Ambleside and Ullswater via Kirkstone Pass.

Troutbeck lies almost equidistant between the popular Lakeland towns of Ambleside and Bowness and only a short drive to the shores of Lake Windermere. The village itself is popular with walkers and the quaint tearoom and two local pubs, The Queens Head and The Mortal Man, are favoured by locals and visitors alike. Orchard Mount is positioned just off the main thoroughfare down a historic picturesque bridleway (narrow at points) which formed part of the old coach road from Windermere to Penrith. This affords for a wonderful peaceful setting, with unobscured views directly across this unspoilt Lakeland valley.

If you love to stretch your legs then the network of footpaths and lanes that are available straight from the front door is hard to beat. Walk, run, hike or cycle, the area is an adventure playground for fans of fresh air and fun.

Easy to reach off the main A591 from a variety of different directions there is also a train station in Windermere which is the head of a branch line from Oxenholme on the main West Coast line.







STEP INSIDE

Comprehensively refurbished (during 2021 – 2023) Orchard Mount is brought to the market with high specification kitchen and utility fittings, quality sanitaryware suites, general fixtures and fittings. Great care has been taken in the interior design to create a relaxed energy that flows effortlessly around the home, thanks in part to a remodelled ground floor layout that formed part of the recent overhaul, the program of work also included a new air source heating system and all new windows and external doors. It's a lovely light house, the rooms are generous in their proportions and there are some great design features and an imaginatively designed lighting scheme which combine to give the house a modern fresh look and a calm energy, absolutely perfect for full or part time living or if you intend to make this lovely property available on the holiday lettings market.

The main living area has a layout based on connection and flow which brings clean lines and long views through the interior, connecting individual spaces and ensuring it's a practical layout for family living and instantly inviting if you were welcoming guests.

Step through the solid oak front door and into an entrance area which is open to main living area. Coats and shoes may be neatly stored in a unit that includes a bench. The stairs rise in front of you but bear straight ahead to the dining area, it's open to the kitchen which is attractively fitted with cabinets having granite worktops and extends round into a breakfast bar. Well equipped, there is a contemporary styled Nexus rangemaster stove with fan over, Liebherr larder fridge, dishwasher and microwave (both Bosch). There's an opening through to the matching utility room which houses an AEG fridge freezer and a Hotpoint washing machine. Beyond the utility is a door to the downstairs cloakroom with a heritage style suite of wash basin and loo. Back to the dining area and a large opening and a couple of steps down connects to the impressive sitting room at the end of which is a picture window framing the most amazing view straight across the valley. It's a showstopper. The room is both cosy, thanks to the wood burning stove and the atmospheric lighting and at the same time, light and airy due to the vaulted ceiling and exposed roof trusses. The triple aspect windows give all round views, changing with the seasons, the day and the weather. Completing the ground floor is a study or small snug which has French doors out to the rear garden. A lovely room to catch up on emails, peacefully read or provide a separate space for youngsters. There is a double bedroom and ensuite shower room on the ground floor, ideal if you like the idea of single level living, or have it earmarked for less mobile guests.

Alighting at the first floor, the stairwell and landing are flooded with natural light from the large skylight above. Pale oak doors strike the right balance between traditional and contemporary, reinforcing the entire modern country aesthetic of the house. The principal bedroom enjoys a stunning valley view and has an ensuite bathroom, the bath has a shower over and there's a wash basin and loo. There are two further bedrooms on this floor, they share the family bathroom which has a fabulous elliptical bath, a separate rainfall shower, vanity unit and loo.

One thing is for sure, if you booked or had this thoroughly charming property for your holiday retreat or permanent home, you would certainly not be disappointed. It's absolutely delightful.















STEP OUTSIDE

The bridleway/country lane down to the house, leads to private off-road parking space for two vehicles and the single garage. The approach to the house is up a flight of steps through the terraced front garden where there are seating areas to enjoy the far-reaching views across the valley to the fells.

To the rear is a large, enclosed garden with plenty of room for different arrangements of outdoor furniture to suit both outside dining and general relaxation on the generous Lakeland stone paving. Low Lakeland stone retaining walls surround borders and provide room for planting.

A small stream runs under the house which provides a naturally soothing and relaxing ambient noise when in flow.





2 Orchard Mount

Approximate Gross Internal Area : 147.74 sq m / 1590.26 sq ft

Garage : 25.85 sq m / 278.24 sq ft

Total : 173.59 sq m / 1868.50 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	56	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FURTHER INFORMATION

On the road

Windermere	3.6 miles
Ambleside	4 miles
Grasmere	8.5 miles
Hawkshead	8.5 miles
Glenridding	9.9 miles
Kendal	10.7 miles
Coniston	11.2 miles

Transport links

Windermere station	3.7 miles
Oxenholme (railway station)	14.2 miles
M6 J36	17.3 miles
Manchester airport	92.1 miles
Liverpool airport	97.7 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 55 Mbps download and for uploading 10 Mbps.

Mobile

Indoor: EE, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data. Three is not reported as providing any service.
Outdoor: EE, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data. Three is reported as providing a 'likely' Voice service but a 'limited' Data service.
Broadband and mobile information provided by Ofcom.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere with frequent services to Oxenholme.

Included in the sale

Carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows Aga, Atag fridge, Siemens washer machine and tumble drier. Many items of furniture are also available, please ask the Agents if any pieces are of interest.

Schools

Primary

Goodly Dale Community Primary School, St Martin's and St Mary's CoE Primary School and St Cuthbert's Catholic Primary School, all in Windermere
Ambleside CoE Primary School
Windermere School (Independent)

Secondary

Lakes School, Troutbeck Bridge
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster University

Directions

what3words activates.curbed.prop
Use Sat Nav LA23 1PJ as a starting point but to reach the house itself, use the directions below:
There are a variety of ways to approach the village of Troutbeck; from various points along the A591 at Ings, Windermere, Troutbeck Bridge and Ambleside and from the north over Kirkstone Pass.
For a first time viewing or if approaching from Windermere, head towards Ambleside on the A591 and at Cooks Corner mini roundabout take the third exit onto Patterdale Road. Continue until you reach Troutbeck and turn left just after a small bridge and before the church. Continue up this lane turning right at the T-junction, continue for about 0.5 mile and on the right hand side you will see a signposted bridleway in front of a gated property called Myley Ghyll. Turn off the road down this lane/bridleway (shown as Low Gate Lane on Apple maps), please note it is narrow in places. Nos. 1 and 2 Orchard Mount are around 100 m along on the left, No.2 is the second house with a parking area in front.

Local leisure activities

Places to visit

Whatever the weather, the Lake District has a vast array of attractions to keep the whole family entertained: National Trust locations include Townend at Troutbeck, Beatrix Potter's house Hill Top, Acorn Bank, Wray Castle, the steam yacht Gondola on Coniston Water and Claife Viewing Station on the shores of Lake Windermere Brockhole on Windermere, the Lake District National Park Authority's visitor centre Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere Jetty Museum, Windermere Dove Cottage and the Wordsworth Museum, Grasmere Live theatre at The Old Laundry in Bowness on Windermere, Theatre by the Lake in Keswick and The Brewery in Kendal

Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal Classical and contemporary music concerts at Yewfield, Hawkshead Hill Grizedale Forest - events, music and arts

Sport and recreation

Wild swimming and paddle boarding in the lakes and tarns Sailing on Windermere, Coniston and Ullswater Golf courses at Windermere and Keswick Spa and gym facilities at several local hotels Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Places to eat

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Within walking distance

Queens Head, The Mortal Man Hotel and The Old Post Office Tearoom, all in Troutbeck

Informal dining, cafes and pubs

The Kirkstone Pass Inn at the top of 'The Struggle', Ambleside Café Italia, San Pietro and Homeground, all in Windermere Zeffirellis, Fellinis, Force café, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, all in Ambleside The Yan at Broadrayne, Grasmere

Special occasions

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside Forest Side Hotel, Grasmere Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

For many people walking the fells around Troutbeck is a big part of their visit. This is fabulous walking country with many well-known routes from the village itself, round the Kentmere Horseshoe or over Wansfell to Ambleside. In the wider National Park there is an endless variety of walks for all depending on ability and the time you have available.

Services

Mains electricity and water. Air source heating provides underfloor heating throughout the ground floor. On the first floor, the bath and shower rooms have electric underfloor heating and there are radiators to the bedrooms. The heating may be controlled remotely using a Neostat Heating Control and a Nebe uplink. Drainage to a shared private system, owned and maintained by United Utilities.

Guide price £950,000

Westmorland and Furness Council
Council Tax band G

Tenure
Freehold

Please note

There is a right of way up a shared set of external steps at the front of the property to access the ginnel and back garden.

Orchard Mount is presently let for holidays through Lakeland Retreats www.lakelandretreats.com

It is being sold as a going concern and therefore the guide price includes all contents (except for a few personal items and pieces of artwork) to enable a seamless business transition. Throughout, an effort has been made to source locally or UK manufactured goods and there is a focus on environmentally friendly and sustainable living.

The sale includes the advantage of all advance bookings.

To minimize disruption to resident holiday makers viewings will be conducted on changeover days. Trading accounts are available to interested parties after viewing.



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