



Troutbeck

£595,000

The Curious Orange, Troutbeck, Windermere, Cumbria, LA23 1PN

Situated in the tranquil Conservation village of Troutbeck and the beauty of the Lake District is a delightful holiday let cottage. The Curious Orange is a most attractive 2 bedroom cottage that offers a perfect blend of comfort and charm, in an idyllic setting.

As you step from the porch into the warm and inviting open plan living space, you will take in the tasteful decoration with its touch of rustic elegance that continues throughout the cottage. The open-plan layout seamlessly connects both the living and kitchen, creating a cosy and sociable atmosphere. On the first floor, you'll find two beautifully appointed bedrooms. And let's not forget the stunning views of the surrounding fells. The Curious Orange truly offers a tranquil escape from the hustle and bustle of everyday life.

Quick Overview

- Charming two bedroom semi-detached cottage
- Delightful open plan living room and fitted kitchen
- Two bedrooms and modern shower room
- Peaceful location
- Excellent views over the Troutbeck Valley
- Patio and parking
- Tasteful décor and finish throughout
- Currently a successful holiday let
- Sold as a going concern
- Superfast Broadband available of 31Mbps



2



1



1



T



Superfast
Broadband



Off road
parking

Property Reference: W6040



Open Plan Living Room



Open Plan Living Room



Bedroom 1



Bedroom 2/Dressing Room

Location: Located towards the top of Troutbeck village roughly halfway between the Queens Head and Mortal Man pubs.

From Windermere proceed towards Ambleside on the A591, bearing right after the petrol station at Troutbeck Bridge onto Bridge Lane. Continue up the lane bearing right at the junction passing the village post office and shop and then the Mortal Man Inn. Proceed for a few hundred yards past the Inn, and the Curious Orange can then be found on the right with a parking just below the cottages.

Property Overview: The Curious Orange is a 2 bedroomed character cottage set in the delightful hamlet of Troutbeck perfect as your very own bolt hole in the heart of the Lake District or to be run as the current owners a successful holiday let.

The entrance porch leads through into an open plan living room/kitchen. The living room still has its original wooden beams and a cosy wood burning stove with exposed timber lintel and stone hearth. The kitchen area whilst compact has been fitted to a high standard with contemporary units and fitted appliances of inset Bosch electric oven, induction Bosch hob with extractor above, built in Bosch dishwasher and fridge/freezer.

An open staircase from the living room lead to the first floor.

Landing with a deep cupboard housing the Gledhill hot water cylinder and loft access. The two bedrooms comprises a double and a single bedroom with built in cupboards, with the single currently in use as a dressing room. The modern shower room is attractively tiled and comprises fitted furniture with a WC and wash hand basin and a large walk-in shower and there is a heated towel rail.

Accommodation with approximate dimensions:

Ground Floor - Entrance Porch

Open Plan Living Room & Kitchen 15' 3" x 12' 9" (4.65m x 3.89m) plus 9'9" x 5'2" (2.97m x 5.2m)

First Floor

Landing

Bedroom 1 9' 10" x 8' 10" (3m x 2.69m)

Bedroom 2/Dressing Room 10' 5 max " x 8' 2 max" (3.18m x 2.49m)

Shower Room

Outside: To the front of the cottage is a paved patio ideal for your morning coffee or early evening gin and tonic.

A parking area is located to the rear of The Cosy Peacock, along with the addition of a useful store.

Services: Services: Mains water and electricity. Electric central heating. Private drainage to septic tank shared between The Cosy Peacock and the two neighbouring properties, Butt Hill Cottage and Buttercup Cottage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax: Westmorland & Furness Council - The Rateable value of £5,200 with the amount payable of £2594.80 for 2023/2024. Small business rates relief may apply.

Note: The Curious Orange and The Cosy Peacock are currently under one rateable value, if sold separately they will need to be reassessed.

Tenure: Freehold - Vacant possession on completion.

Viewings: Strictly by appointment with Hackney & Leigh Limited - Windermere Office - Telephone: 015394 44461

Please Note: The cottage is a holiday let and therefore viewings may be restricted to change over time between 11.00 and 3.00 on Saturdays.

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

NB: The sister property The Cosy Peacock is also for sale for £685,000. Further details on request.



Open Plan Living Room



Fitted Kitchen



Shower Room

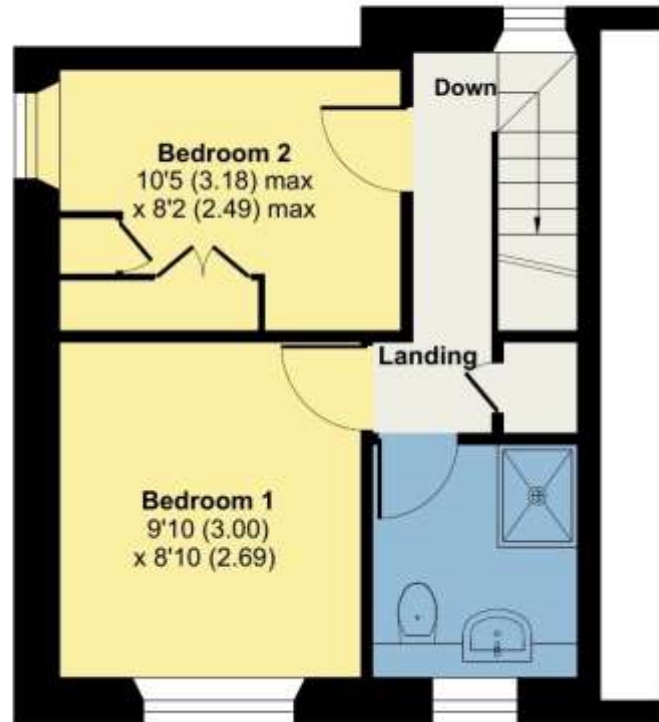


View from the

The Curious Orange, Troutbeck, Windermere, LA23

Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

A thought from the owners...The cottage is currently a successful 4.7 star rated property with an all time feedback score of 94%. Reviewing the last financial year there has been 314 customer day bookings, with the property being in the top 3% for income in the Cumbria and Lake District.

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 30/01/2024.