



Troutbeck

£685,000

The Cosy Peacock, Troutbeck, Windermere, Cumbria, LA23 1PN

Situated in the tranquil Conservation village of Troutbeck in the heart of the Lake District is this delightful two bedroom semi-detached cottage known as The Cosy Peacock. Offering a perfect blend of period charm with a contemporary modern finish and enjoying an idyllic location and within walking distance a pub and currently in use as a most successful holiday let.

This charming cottage is nestled right next to The Curious Orange its sister cottage which is available separately, in what is a truly picturesque setting. Laid out over three floors, step inside and be greeted by a bright and airy living space with its deep bay and stunning views over the Troutbeck valley, whilst on the lower ground floor is a splendid dining kitchen a perfect space for enjoying meals together and a modern wet room, with two double bedrooms and a bathroom to the first floor completing the picture.

Quick Overview

- Traditional stone and slate semi-detached cottage
- Excellent living space over three floors
- Splendid living room with fine valley views
- Well equipped dining kitchen
- Two bedrooms and two bath/shower rooms
- Peaceful location in the heart of the Lake District
- Patio, garden and parking
- Immaculately decorated and presented
- Currently a successful holiday let
- Superfast Broadband available of 31Mbps



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Superfast
Broadband



Off Road
Parking

Property Reference: W6039



Description: Situated in the tranquil Conservation village of Troutbeck in the heart of the Lake District is this delightful two bedroom semi-detached cottage known as The Cosy Peacock. Offering a perfect blend of period charm with a contemporary modern finish and enjoying an idyllic location within walking distance of a pub and currently in use as a most successful holiday let.

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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 Cosy Peacock and Curious Orange can then be found on the right with a parking just below the cottages.

Property Overview: The Cosy Peacock, enjoys a spacious layout laid out over three floors in order to take advantage of the splendid panoramic views of the Lakeland fells.



Splendid Living Room

On entering at the lower ground floor level to the rear of the cottage you will find a warm and welcoming well quipped kitchen/dining room with modern appliances of Belling electric oven and induction hob with extractor over, wine cooler and built in AEG dishwasher and fridge/freezer. The excellent wet room comprising of WC, built in washbasin and shower is perfect after a day out on walking the fells.

A staircase from the kitchen lead up to:-

A triple aspect, bright and airy living room with its large bay window and patio doors opening onto a Juliet balcony giving panoramic views of the Lakeland fells. A cosy wood burning stove compliments this room with slate hearth and lintel. A door then opens into a front entrance porch perfect for coats and boots.



Splendid Living Room

Stairs from the living room lead to:-

The first floor landing having loft access.

The 2 double bedrooms both have built in cupboards, with bedroom 1 enjoying a dual aspect having fine views over the valley. A house bathroom can also be found on this floor with WC, vanity unit with wash hand basin and bath with shower over and hand held shower, heated towel rail.

Accommodation with approximate dimensions:



Excellent Dining Kitchen

Ground Floor

Entrance Porch

Living Room with deep bay 18' 9 max" x 12'3 plus bay' 0" (5.72m x 3.66m)

Lower Ground Floor

Excellent Dining Kitchen 10' 11" x 9' 3" (3.33m x 2.82m)

Wet Room

First Floor

Landing

Bedroom 1 10' 8" x 8' 1" (3.25m x 2.46m)

Bedroom 2 10' 5" x 8' 3" (3.18m x 2.51m)

Bathroom

Outside: Just off the dining kitchen is a small patio seating area, log store and stone and slate store in one of the adjoining outbuildings. To the rear of the outbuildings is a beautiful garden area mainly laid to lawn enjoying a delightful aspect across the valley and fells beyond, along with designated parking space.

Services: Mains water and electricity. Electric central heating and underfloor heating in certain areas. Private drainage to septic tank shared between the Curious Orange 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.

Tenure: Freehold - Vacant possession upon completion

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

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 Curious Orange is also for sale for £595,000. Further details on request.



Excellent Dining Kitchen



Bedroom 1



Bedroom 1



Bedroom 2

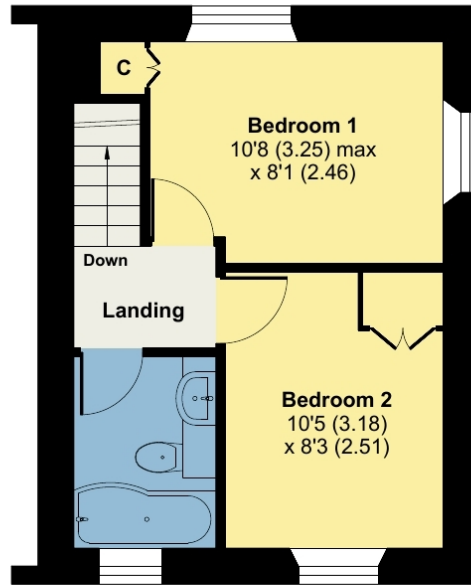
Cosy Peacock, Troutbeck, Windermere, LA23

Approximate Area = 789 sq ft / 73.3 sq m

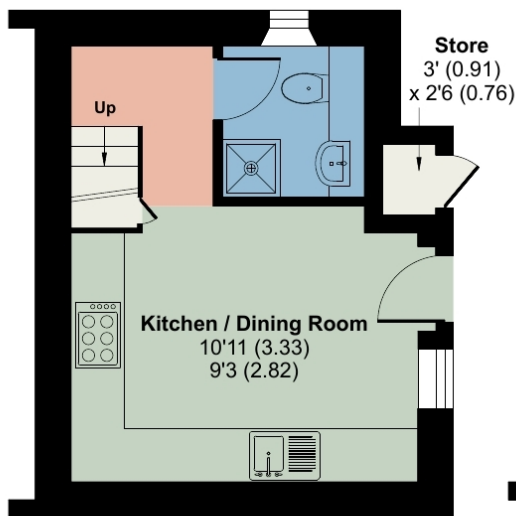
Store = 5 sq ft / 0.4 sq m

Total = 794 sq ft / 73.7 sq m

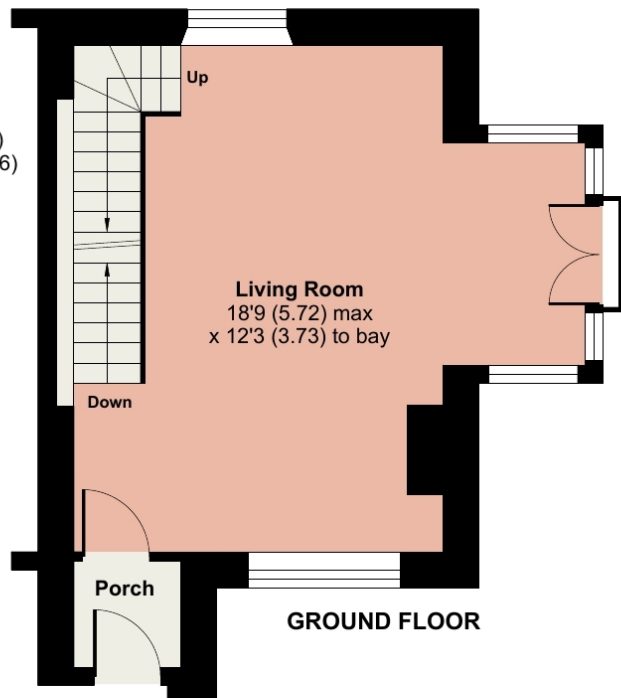
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1074376

A thought from the owners... The cottage is currently a 4.5 star rated holiday property with an all time feedback score of 90/100 with 348 customer day bookings, making it in the top 1% for income in the area of Cumbria and the 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 06/02/2024.

Request a Viewing Online or Call 015394 44461