



# Troutbeck

£935,000

Thornthwaite, Town Head, Troutbeck, Windermere, LA23 1PP

Located in the Lake District National Park, a fantastic unique Grade II listed former farm house thought to date back to 1625. Sympathetically restored by the present owners. Offering 3 en-suite double bedrooms and which blends modern fittings with some beautiful traditional features. Generous front garden, parking for 3 cars and an interesting piece of nearby fell land, amounting to a little over 0.6 acre.

## Quick Overview

3 Bedroomed detached cottage

2 Reception rooms, 2 en suite bathrooms with overhead shower and 1 en suite shower room

Rural location

Large garden

0.6 Acre of land

Fantastic country location and yet within walking distance of the village pub

Oozing with character

Grade II listed

Off road parking

Superfast fibre broadband available



3



3



2



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6070





Living Room



Living Room



Dining Room



Utility

**Location:** Set in the picturesque Troutbeck valley, only two miles from Windermere village, with views across the valley to Applethwaite Common and The Garburn Pass.

From Windermere proceed out towards Ambleside on the A591, bearing right at Cooks House mini-roundabout and up Patterdale Road, continue up to Troutbeck passing Jesus Church on the left, proceed up the hill passing the Queens Head public house on the left. Bear next right and Thornthwaite is a short way down on the left.

**Property Overview:** This grade II listed house was originally a farm known as Town Head and built in the traditional Lakeland style with historical features, which we understand dates back to 1625 and nestles in the hillside in the picturesque village of Troutbeck.

The property is timeless and has many amazing historical features throughout. Note the bee bole to the right of the front door as you enter. The dining room has an old cooking range inside the Inglenook. Move into the living room with its wood burning stove and then through the original oak screen into the kitchen which is bespoke and hand painted. The worktop is marble and it includes a Siemens dishwasher and American fridge freezer, a Sharp combination microwave, a Dietrich built under single oven and a Bosch induction hob with Siemens extractor over.

Up the original stone steps to the utility which is bespoke and hand painted and contains the washing machine. There is a separate WC with washbasin through to the back porch which contains the new Worcester Bosch boiler.

Externally the rear stone steps were built to access the first floor which was used as a granary.

The first floor comprises of 3 bedrooms, with bedrooms 1 & 2 having en suite bathrooms with shower over and bedroom 3 having an en suite shower room.

Underfloor heating is also installed for all the ground floor and the utility, plus the property's windows are double glazed.

The ground floor and utility are Brathay Blue flags - some being original.

The house was built to be south facing to take advantage of the low sun between Autumn and the vernal equinox and to keep cool in the summer. It also has the added bonus of a piece of land and fell called Buckcess amounting to a little over 0.6 acres, which is accessed from the Kirkstone Pass road. This is linked to historical water rights.

Looking into the property's history, the firehouse/living area would have had, a peat fire on an earth floor and an unglazed fire window allowing air and light in. The spice cupboard was close to the fire and provisions were kept dry on the ceiling beam, away from the mice. The buttery was the dairy area and the parlour was the main bedroom and an area for privacy and conversation. Other sleeping areas and storage were situated in the loft and accessed by a ladder which was later replaced by wooden stairs. The stone and Oak wooden steps leading to the first floor is the original Westmorland return staircase. Plus the oak screen separating the firehouse from





Living Room



Kitchen





Bedroom 1



Bedroom 2



Bedroom 3



OS Plan Land

the buttery and parlour is also original. The house was restored by a builder with deep knowledge and love of old buildings.

In the living room an interesting find was the gun bracket attached to the large beam over the fireplace. Between the heck and the Inglenook wall is the beehive oven. These are quite rare and were used for the making of bread/oat bread (clap bread) which was the tradition as no other cereals could be grown in our somewhat harsh climate. A final history feature to mention is the previous occupant was King Charles's headmaster, whose widow had a visit from the Prince of Wales (as he then was) at Thornthwaite Cottage.

Accommodation: (with approximate measurements)

Dining Room 16' 6" x 9' 8" (5.03m x 2.95m)

Living Room 18' 0" max x 15' 4" (5.49m x 4.67m)

Kitchen 15' 9" max x 12' 3" max (4.8m x 3.73m)

Utility 13' 9" x 6' 2" (4.19m x 1.88m)

Separate WC

Rear porch with oil fired boiler

Stairs to first floor

Bedroom 1 15' 0" x 11' 5" (4.57m x 3.48m)

Ensuite Bathroom with over bath shower.

Bedroom 2 17' 8" x 10' 0" inc ensuite (5.38m x 3.05m)

Ensuite Bathroom with over bath shower.

Bedroom 3 11' 3" x 9' 10" (3.43m x 3m)

Ensuite Shower Room

**Anti-Money Laundering Regulations:** 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 (inc. 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





Bedroom 1



Dining Room





OS Plan



Garden



Land

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).

**Property Information:**

**Outside:** The property has a larger than normal front garden with views of the surrounding fells. Off road parking spaces directly outside the property to the rear for 1 car and an extra space across the lane for 2 further cars.

Roughly 0.5 miles up the Kirkstone Pass road is access to the 0.6 acres of fell land.

**Services:** Mains, water and electricity are connected. Private drainage to a new treatment plant, oil central heating from new boiler.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band G.

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

**What3Words:** ///massaged.legwork.graphic

**Notes:** \*Checked on <https://www.openreach.com/> 5th April 2024 - not verified.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



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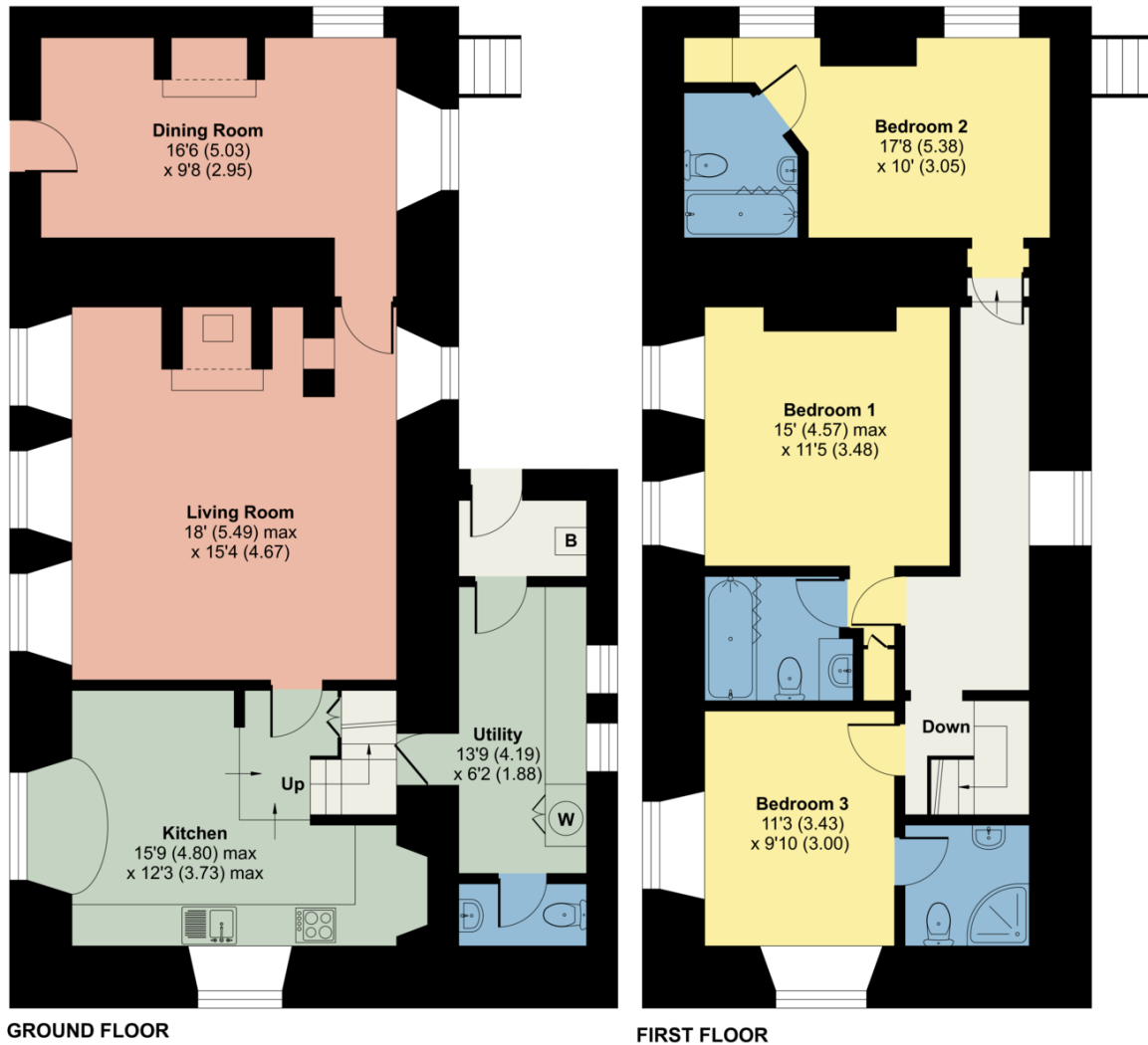
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# Thornthwaite, Town Head, Troutbeck, Windermere, LA23

Approximate Area = 1609 sq ft / 149.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1108318

A thought from the owners...

*"We love living in this unique piece of history which is so comfortable and cosy. It is a happy friendly place".*

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