



## Troutbeck Bridge

£445,000

Allan Bank, Troutbeck Bridge, Windermere, LA23 1HL

Set in a slightly elevated position this traditional, Lakeland property offers 3 bedroomed accommodation with views over the rooftops towards Claife Heights.

Located in the small hamlet of Troutbeck Bridge with nearby walks on the doorstep and minutes from a local shop and public house, this property is an ideal family home, additional residence or indeed as a holiday let.

### Quick Overview

Character Lakeland Property

Pleasant outlook

3 Bedroomed end terraced house

1 Reception room and 2 bathrooms

Front and rear gardens

Close to amenities, transport and school

In good decorative order

Off road parking for 2 cars

Ideal main residence, second home or holiday let

\*Superfast fibre broadband available



3



2



1



E



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6229





Living Room



Kitchen/Dining Room



Bedroom 1



Bedroom 2

**Location:** Tucked away within the oldest part of Troutbeck Bridge midway between Windermere and Ambleside in a small cluster of cottages dating from the 18th century. A very popular area, the hamlet has a well stocked local shop/petrol station and a nearby pub and is at the foot of the hill leading up to Troutbeck.

The cottage is approached by leaving Windermere on the Ambleside Road (A591), proceed north past the Sun Hotel and turn right into a small opening almost opposite the petrol station (just before) and immediately before the post office sorting office. There is a lay-by immediately on your right where you can park.

**Property Overview:** Full of Lakeland character, this well proportioned 3-4 bedrooomed property offers ample living space. Allan Bank comprises of a spacious enclosed entrance porch with WC. Moving into the entrance hall, you have the living room with large bay window overlooking pleasant gardens and the open plan dining room and kitchen. The dining room includes built in cupboards with one housing the Worcester boiler and the modern kitchen comprises of wall and base units, built in fridge, freezer and dishwasher, plus SMEG cooker and gas hob. From the kitchen a door leads to the downstairs cellar, a habitable space perfect for storage or a 4th bedroom.

The first floor has 3 well proportioned bedrooms with bedroom 1 having built in wardrobes and glimpses of Claife Heights. Additionally, there are 2 separate shower rooms comprising of WC, shower and washbasin with vanity unit.

Outside the property are well maintained gardens and 2 off road parking spaces. In a quiet yet convenient location, Allan Bank could be an ideal main residence, second home or holiday let.

**Accommodation:** (with approximate accommodation)

**Entrance Porch** 16' 2" x 4' 7" (4.93m x 1.4m)

**Cloakroom**

**Entrance Hall**

**Living Room** 15' 7" x 13' 11" (4.75m x 4.24m)

**Open Plan Dining Kitchen** 18' 0" x 12' 1" plus 6' 5" 5' 4" (5.49m x 3.68m)

**Stairs to lower ground floor:**

**Cellar** 17' 7" x 8' 4" (5.36m x 2.54m)



Stairs to first floor:

Bedroom 1 14' 1" x 11' 5" (4.29m x 3.48m)

Bedroom 2 11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom 3 8' 1" x 8' 0" (2.46m x 2.44m)

Shower Room

Shower Room

Property Information:

**Services:** Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators.

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

**Business Rates:** Rateable value of £3,350 with the amount payable of £1,641.50 for 2024/25. Small business relief may apply.

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

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

**What3Words:** ///stun.skewed.decking

**Mobile Coverage:** EE & Vodafone - Limited / O2 - Likely.

**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 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).



Bedroom 3



Shower Room



Ordnance Survey Ref: 01219208

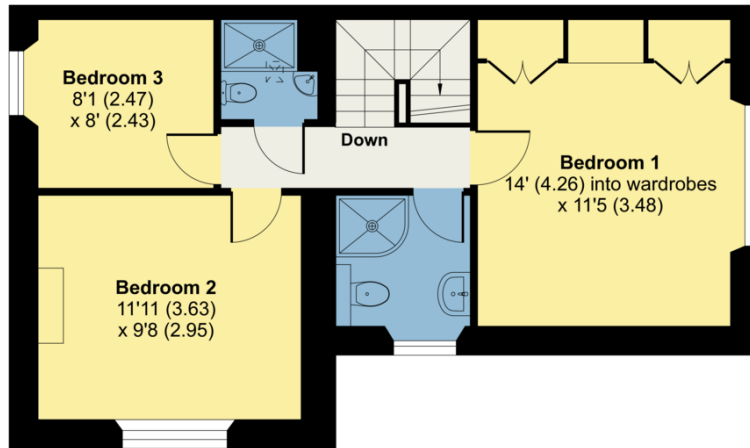


Garden

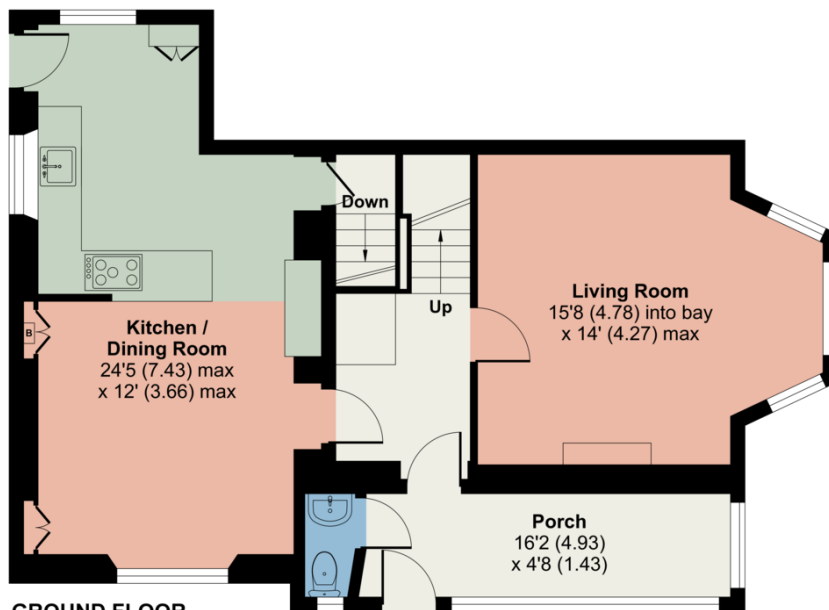
# Allan Bank, Troutbeck Bridge, Windermere, LA23

Approximate Area = 1361 sq ft / 126.4 sq m

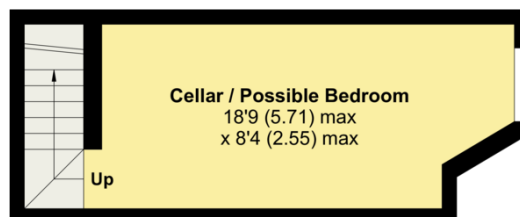
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1282152

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