



Troutbeck Bridge

£285,000

3 Chapel Court, Troutbeck Bridge, Windermere, Cumbria, LA23 1PE

Discover the perfect blend of tranquillity and convenience at 3 Chapel Court, Troutbeck Bridge. Set in the village of Troutbeck with many Lakeland walks from the doorstep. There is also a pub and petrol station, with a well stocked shop a stone's throw away. This neatly presented 2-bedroom, 1 bathroom ground floor apartment offers an idyllic retreat for those seeking a serene lifestyle amidst stunning natural beauty.

Quick Overview

2 bedroom, ground floor apartment, 1 bathroom

Open plan Lounge, dining & kitchen area

Excellent decorative order

Suitable as owner occupier or private holiday home

Close to pub, garage and well stocked shop

Located midway between Windermere and Ambleside

EPC Band C

Indoor and outdoor mobile coverage

Communal parking area

*Superfast fibre broadband available



2



1



1



C



Superfast
Fibre
Broadband



Communal
Parking

Property Reference: W6249



Lounge Area



Dining Area



Kitchen



Kitchen

Location: Located midway between Windermere and Ambleside, Chapel Court is approached by leaving Windermere on the Ambleside Road (A591), you can access the property by turning right up a small lane (Sun Hill) immediately after the restaurant named The Sun, with the apartment being at the end of the drive on the left.

Property overview: Upon entering, you are greeted by an open plan living area, bathed in natural light from the large windows. The open-plan design seamlessly connects the living/ dining room to a modern kitchen, with an electric Baumatic hob, oven and extractor over, space for a washer and under counter fridge. The two well-proportioned bedrooms provide a peaceful sanctuary, each offering built in wardrobes and a peaceful night's rest. The contemporary bathroom is elegantly appointed, featuring a bath with shower over, hand basin and WC that add a touch of luxury to your daily routine. There is a separate boiler cupboard in the hallway that houses the valiant boiler as well as some storage space.

Outside, the apartment benefits from tarmacked communal parking area and a bin storage facility. The apartment would be ideal for a second home, holiday bolt hole or an owner occupier. To enhance the quiet situation, holiday letting is not permitted in this development. 3 Chapel Court presents an unmissable opportunity to experience the very best of Lake District living. Don't miss your chance to make this charming apartment your own.

Accommodation (with approximate measurements):

Living/Dining Room 17' 10" x 13' 2" into bay (5.44m x 4.01m)

Kitchen area 6' 3" x 6' 0" (1.91m x 1.83m)

Bedroom 1 11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom 2 10' 3" x 8' 8" (3.12m x 2.64m)

Bathroom

Property Information:

Services: Mains gas, water and electricity. Double

glazed windows.

Tenure: Leasehold for the remainder of a 999 year lease from 1989. There is a management fee of £1000 per annum which includes the building insurance and property maintenance.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: ///manifests.sticking.climate

Mobile Coverage: EE, Three, O2 and Vodafone indoor Limited and outdoor EE, Three, O2 and Vodafone Likely.

Notes: *Checked on <https://www.openreach.com/> 29th May 2025 - not verified.

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 1



Bedroom 2



Viewing of the Fells

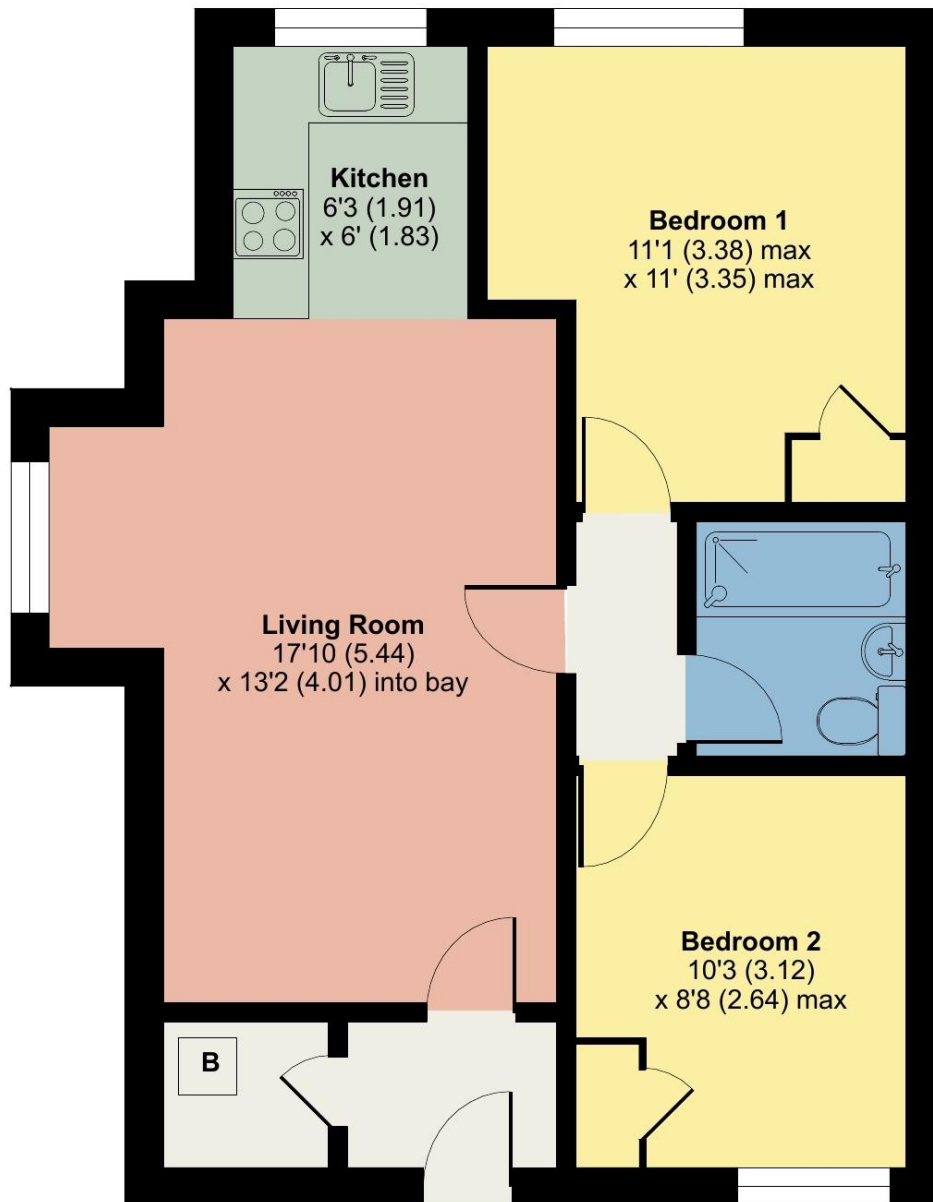


Ordnance Survey

3 Chapel Court, Sun Hill Lane, Troutbeck Bridge, Windermere, LA23

Approximate Area = 579 sq ft / 53.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1301770

A thought from the owners...**We are sad to move from Troutbeck Court having spent a lot of time here over the past few years. It is time to move on to pastures new and leaves us with a heavy heart to move on. It is a fantastic base to use as a base to explore the lakes with easy access to Windermere, Ambleside and beyond by car, bus or walking. For those who like cycling there is an external storage area at the rear. Smaller items can be stored in the shared cellar. It is a small compact, private area with a mixture of permanent and second homeowners. Given the charm of this property giving the Chapel and surrounding buildings, a second chance of life it is an idyllic place to live.**

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.gov.uk/en-gb/broadband-coverage> on 04/06/2025.