



**HACKNEY  
& LEIGH**

## Troutbeck Bridge

**£350,000**

3 Calgarth View , Troutbeck Bridge, Windermere, LA23 1HL

A fantastic 3 bedoomed traditional Lakeland cottage with all important off road parking and beautiful rear gardens in the popular hamlet of Troutbeck Bridge, with amenities, schools and country walks on the doorstep.

Spacious well presented accommodation with modern fixtures and fittings, gas central heating and double glazed windows the property is ready to walk into and would suit a variety of uses.

\*STAMP DUTY PAID BY VENDOR\*

### Quick Overview

Charming Lakeland cottage

3 Bedoomed end terraced cottage

1 Reception room and 1 shower room

Rear garden & outside store

Close to amenities, transport and school

In good decorative order

Off road parking

EPC band

Ideal main residence, second home or holiday

let

\*Superfast fibre broadband available



3



1



1



D

Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6251



Living Room



Kitchen



Kitchen



Bedroom 1

**Location:** 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 shop/petrol station and a good 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). The property fronts the Ambleside Road and is the last on the right of a short row of 5 soon after the Sun Inn.

**Property Overview:** A traditional, well maintained Lakeland stone and slated cottage. As you enter the cottage you are greeted with a dual aspect living room with Lakeland stone fireplace having inset multi fuel stove and slate hearth. Then moving into the kitchen, comprising of fitted base units, gas freestanding cooker with double oven, hob and grill plus steps down to a convenient larder room.

The first floor has 3 good sized bedrooms with bedrooms 1 & 2 including a decorative Victorian fireplace. A separate WC housing the gas fired combination central heating boiler and an additional shower room including, rainfall shower, WC and washbasin with vanity unit.

Outside the property has the benefit of a pretty enclosed rear garden with useful outhouse ideal for storage and having plumbing for washing machine and electric. There is a further terraced garden area and private parking space across the lane to the rear. 3 Calgarth View is a fantastic property which would make an ideal holiday home, investment property or indeed a comfortable home.

Unfortunately, this row of cottages has suffered from flooding in the past and has had water ingress during the last two major storms in 2009 and 2015. Since 2015 the environment agency has spent a lot of time, money and effort culverting the potential storm water which should alleviate any issues in the future. This includes a protective storm wall to the front of the cottages to stop any water splash from the road. To date, the measures taken have been successful since the work has been completed. There has also been front and rear flood doors fitted.

The result is that the buildings insurance for this year is £535.00 including contents with an excess of £500.00.

**Accommodation: (with approximate measurements)**

**Entrance Hall**

**Living Room** 19' x 11' 6" (5.79m x 3.51m)

**Kitchen** 11' 0" x 9' 0" max (3.35m x 2.74m)

**Stairs to first floor**

**Bedroom 1** 11' 5" max x 8' 5 " max (3.48m x 2.57m)

**Bedroom 2** 10' 6" max x 8' 9" (3.2m x 2.67m)

**Bedroom 3** 8' 5" max x 6' 10" min (2.57m x 2.08m)

**Separate WC**

**Shower Room**

**Outside:** Outhouse

**Property Information:**

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

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

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

**Stamp Duty:** The vendor has agreed that if an acceptable offer is made on 3 Calgarth View then they will pay the full stamp duty instead of the purchaser.

**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:** ///puddings.protester.back

**Mobile Coverage:** Three

**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 2**



**Bedroom 3**



**Garden**



**OS Plan**

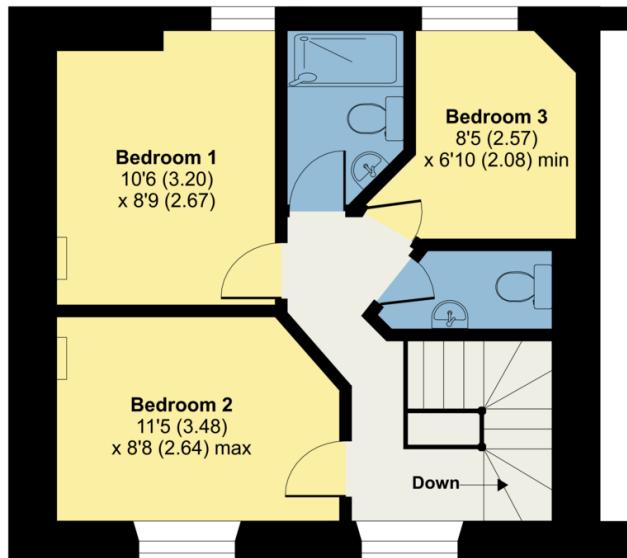
# 3 Calgarth View, Troutbeck Bridge, Windermere, LA23

Approximate Area = 860 sq ft / 79.9 sq m

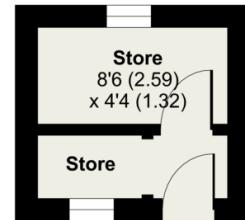
Outbuilding = 64 sq ft / 5.9 sq m

Total Area = 924 sq ft / 85.8 sq m

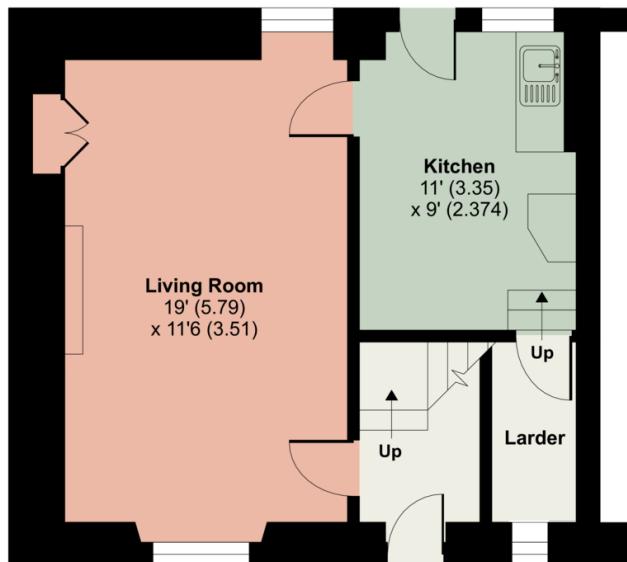
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



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: 1301455

A thought from the owners... "The cottage has given our family a wonderful base to experience the Lakes. It is bright and cool in the summer whilst being warm and cosy in the winter. We have been able to work and relax here, with the bonus of easy access to our favourite walks"

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 13/06/2025.

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