



Swallows Nest

Troutbeck, Windermere, LA23 1PN

Guide Price £225,000

Swallows Nest

Troutbeck

An exciting development opportunity to convert and extend an existing detached garage into a unique Lakeland home enjoying a splendid position in the desirable Troutbeck village with views of the Lakeland Fells and Troutbeck Valley. Troutbeck is a highly sought after and attractive settlement situated a short distance to the north of Windermere and positioned alongside the Lakeland Fells providing walks onto Wansfell and views over Ambleside, Windermere and the surrounding fells. The village has a traditional post office, which also serves as a village store and benefits from two good pubs, The Queens Head and The Mortal Man. There is a train and bus station at the northern end of Windermere providing local train services to Kendal and Oxenholme Station which is on the main North West Virgin Train Line providing easy access to Edinburgh, Manchester and London Euston as well as regular bus services.

The plot has planning consent from the Lake District National Park reference: 7/2020/5295 for a contemporary detached two storey house comprising two bedrooms with ensuites, open plan living area with balcony, conservatory and cloaks room within around 120m² of space designed to take in the stunning views across to High Street to the East and Wansfell to the West. The plot equates to 260m² which will offer ample space to create an off road parking area and gardens or patio area. The existing garage was built by the current owners with a view to development in the future, therefore a lot of the basic foundation works have already been done and it is in very good order and it is thought that there is a good supply of local stone and slate for the construction.



Directions

The building plot is accessed via a private single vehicle accessway leading from Scot Brow and forms part of a small hamlet at the northern extent of Troutbeck. Scot Brow connects with the A592 a short distance to the north east which travels north and south connecting with Ambleside Road (A591) and Windermere approximately 3 miles and 5 miles to the south/south east respectively and north to the summit of Kirkstone Pass approximately 3 miles away continuing to Glenridding, Pooley Bridge and Penrith.

Accommodation will briefly comprise;

Ground Floor

Entrance vestibule with adjacent cloakroom with WC, conservatory facing west over the garden/ patio area, two double bedrooms both with French doors onto a patio area and both with en suite shower room facilities.

First Floor

Open plan living area and kitchen with sliding doors out to a balcony and gallery.

Tenure

Freehold.

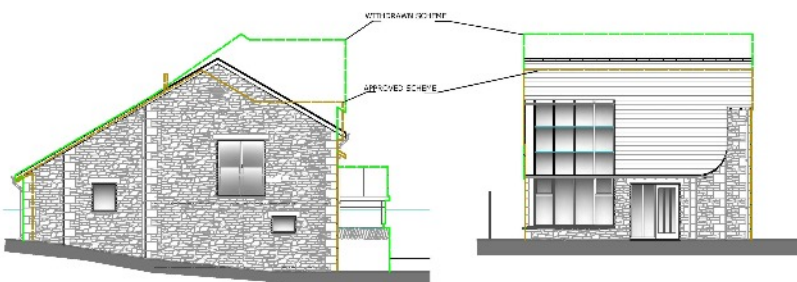
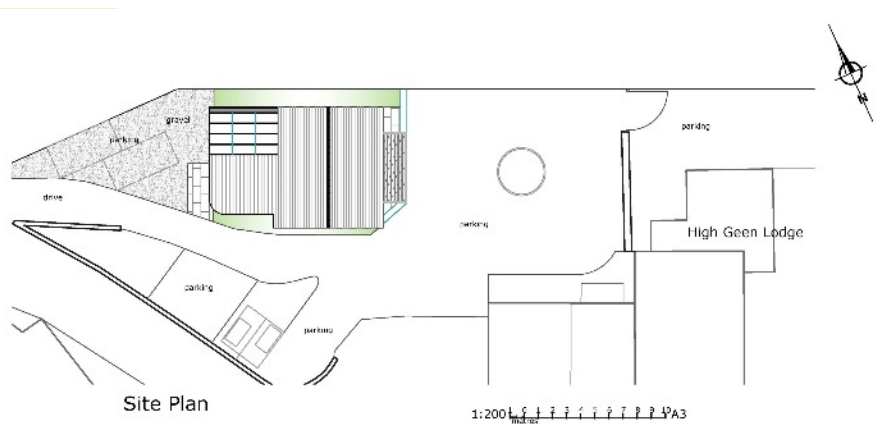
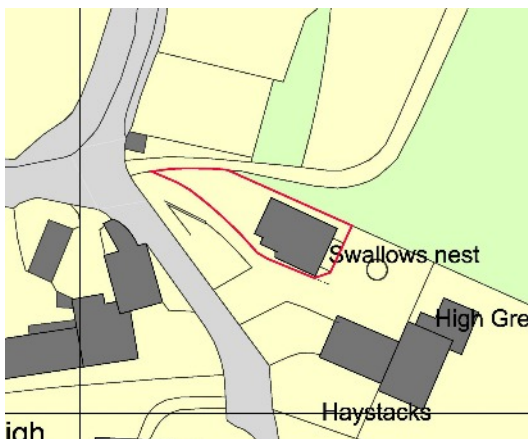
Interested parties should take note of the local occupancy restriction attached to the planning and should ensure that they qualify the conditions to be able to occupy the property on a permanent basis.

Planning

The subject site benefits from planning permission (Ref: 7/2020/5295) which can be found on the Lake District National Park planning portal. The site lies within an attractive private setting and the build of the proposed dwelling will need to reflect the existing high quality, character and setting of this exclusive settlement. A material start has been undertaken and therefore the planning permission has commenced.

Services

Mains electricity and water are within close proximity to the site. Drainage is now connected to the neighbouring septic tank. Purchasers are advised to make their own enquiries to their own satisfaction in this regard and connections of services will be the responsibility of the purchaser.

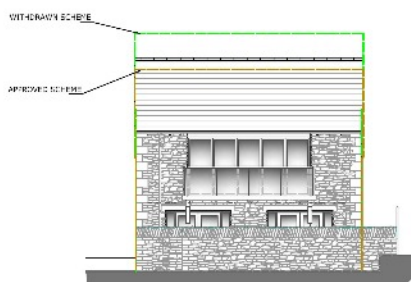


South Elevation

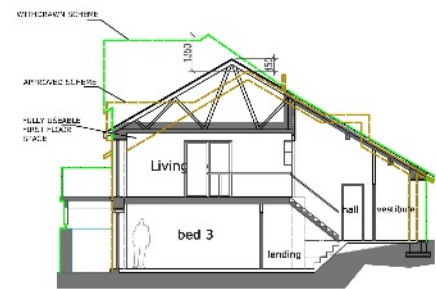
West Elevation



North Elevation



East Elevation



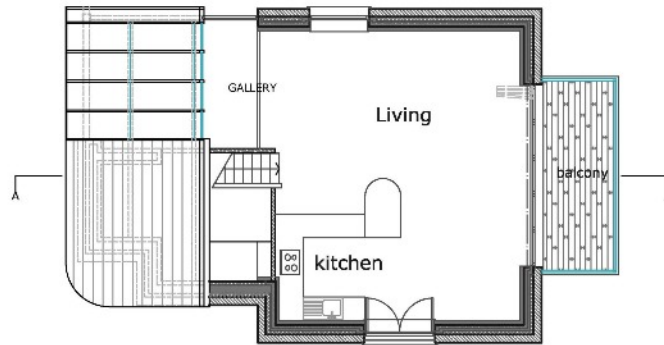
Typical Section

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

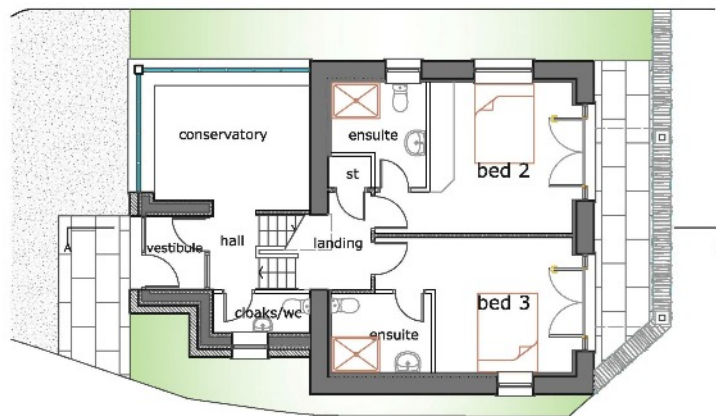
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First Floor Plan



Ground Floor Plan

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

