



# Scot Beck Cottage

Troutbeck, Windermere, LA23 1PN

Guide Price £695,000

# Scot Beck Cottage

Troutbeck, Windermere

A quintessential country cottage, Scot Beck Cottage is a two bedroom semi detached property set in the charming village of Troutbeck. The cottage boasts plenty of quirky and original characterful features, including oak ceiling beams, lintels and internal doors, uneven walls and floors, an ancient spice cupboard and window bench seating strategically placed next to the fireplace. The accommodation within the cottage briefly comprises of Kitchen, downstairs WC, Lounge diner, two bedrooms and a house bathroom. To the rear of the property is an enclosed garden with a lawn and seating area. There is a garage at the front on the property with a parking space. Scot Beck Cottage, a characterful cottage which currently run as a holiday let with cottages.com but is equally suitable as a permanent home or as a weekend/holiday retreat in a prime village location.

Troutbeck is a conservation village and one of the most sought after locations in the Lake District National Park. Cottages and farmsteads line the lanes that lead though Troutbeck village linking the valley with Windermere, Ambleside and over Kirkstone Pass toward Ullswater. There is a small village store/cafe and two well regarded pubs close by with a wider range of services and rail link in nearby Windermere. Close to the property are plenty of country and fell walks including a popular footpath leading across Wansfell into the market town of Ambleside.





## Accommodation

### Ground Floor

Steps from the parking area leads down to the cottage door which leads into;

### Kitchen

*13'5 x 7'9 (4.10m x 2.37m)*

Modern style fitted kitchen with a good range of wall and base units, offering great storage. Several integral appliances including, fridge freezer, full-size dishwasher, washer drier, 4 ring electric hob with extractor above and electric oven. There are ceiling beams, a radiator and a window with a further two Velux windows. There is a white sink with 1 ½ bowl and draining board, a lovely laminate tile effect dark flooring. Off the kitchen is a small toilet with a hand basin.

### Sitting/Dining Room

*30'9 x 5'5 (9.37m x 4.70m)*

A well proportioned room with a woodburning stove set in an original inglenook style fireplace with a slate hearth and wooden surround. Exposed original beams- some of which are low, stained skirting boards and window cills. A deep window cill closest to the fire is an original window seat, such a lovely feature to the room. There is a television point, three radiators, an electric storage heater and a phone point. There is a good sized storage cupboard. An external door leads out to the enclosed garden. There is ample room for a family dining table. Uniquely out of this room there are two staircases each leading up from either side of the room into the two bedrooms on the first floor.





## First Floor

Two sets of stone spiral stairs lead up to either side of the cottage, one on to a landing which has storage cupboards and a Velux window. The other staircase leads into the second bedroom.

## Bedroom One

*16'1 x 14'0 (4.91m x 4.27m)*

With a pleasant view over the garden, this double bedroom has stained wooden skirting boards and window cills, exposed beams, television and point. With a door through to bedroom two

## Bedroom Two

*16'1 x 10'5 (4.91m x 3.18m)*

With an aspect over the garden, stained wooden skirting boards, exposed beams and window cill. There is a door from this bedroom into the first bedroom which is great for younger families but can be locked if this is not required.

## Bathroom

With a modern three piece white suite comprising bath with shower over and glass screen, pedestal wash basin and WC. Linate effect tiled floor and, heated towel rail, stained wooden skirting boards and, extractor fan, shaving point and a useful store cupboard.





### Outside

The enclosed garden area which lies to the rear of the house - a lovely sunny spot bordered by a hedge and a traditional Lakeland stone wall. An area with limestone chippings has been laid for a seating area. This space is perfect for sitting and eating out in the warmer months after a long day walking and exploring the Troutbeck Valley. To the front of the property is a garage with light and power and an up and over door with parking in front for one vehicle.

### Directions

Scot Beck Cottage 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.

Whatthreeords: ///crafts.bitters.chicken



### Services

Septic Tank drainage, mains electric. Oil fired central heating-Tank located in the garden? Boiler located in?

### Tenure

Freehold

### Internet Speed

Superfast speed of 29 Mbps download and for uploading 4 Mbps.

### Rateable Value

£2,400. Actual amount payable £1,197.60. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



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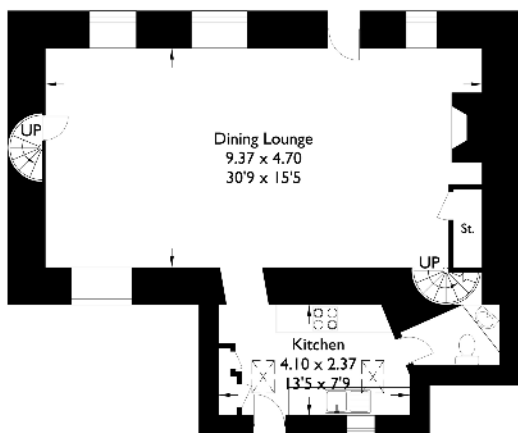
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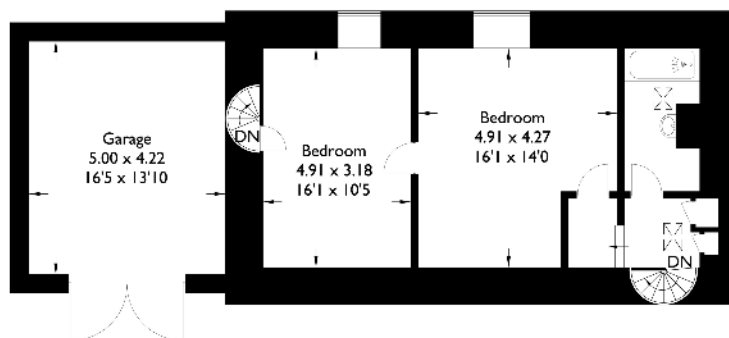
Approximate Gross Internal Area : 108.25 sq m / 1165.19 sq ft

Garage : 21.10 sq m / 227.11 sq ft

Total : 129.35 sq m / 1392.31 sq ft



Ground Floor



First Floor



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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.