



1 Hilltop

Old Hall Road, Troutbeck Bridge, Windermere, LA23 1JA

Guide Price £700,000.

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Old Hall Road, Troutbeck Bridge

Hill Top is a fine example of a true Lakeland country residence, now divided up into three dwellings, originally built by the renowned local builders G.H. Pattinson. Dating back to the early 1900's, 1 Hill Top forms the prominent part of the residence, providing fantastic accommodation of three double bedrooms, two bathrooms, two reception rooms, breakfast kitchen with utility room and attic space with potential conversion. The property is set in around 1 acre of manageable grounds and enjoys a fantastic location in a prestigious private address, on the edge of Windermere. The original Pattinson Lakeland stone built property was constructed around 1924, and has an originally designed Thomas Mawson garden with terracing and natural gardens surrounding the house, providing lovely areas from which to enjoy the beautiful scenery.

The ground floor enjoys attractive garden views and a glimpse of the lake through the trees whilst the first floor benefits from attractive seasonal Lake and Fell views. The generously proportioned accommodation is set out over two floors with the south facing aspect enhancing the light and airy atmosphere, further assisted by high ceilings. 1 Hill Top has retained many original features and has recently benefitted from some renovation including the addition of a new kitchen, new bathroom and central heating. The property has been partly decorated and still has plenty of scope to further modernise offering a very well presented and desirable home which will attract a range of buyers including families, couples who enjoy entertaining and those looking for a second home in the heart of the Lake District.

Nestled close the eastern shores of Lake Windermere down a peaceful private lane. 1 Hill Top is a 20 minute stroll from Windermere village with its wide range of amenities, shops, cafes, restaurants and a choice of both private and state schools close by. It is also well placed between the bays of Bowness-on-Windermere and Ambleside with access to marina facilities, The Motorboat Racing Club, Royal Windermere Yacht Club and Windermere Golf Club. Conveniently positioned, there is good road access to the M6 and Windermere railway station, with its connections to the West Coast Mainline and links to Glasgow, Manchester, Birmingham and London, just a 5 minute drive away.





Accommodation

The main entrance to 1 Hill Top leads into a traditional stone vestibule and to a heavy studded oak front door.

Hallway

A large spacious hallway with high ceilings and original doors, giving access to all the ground floor rooms, under stairs storage cupboard and stairs leading to the first floor.

Lounge

A light and bright room, flooded with natural light from the large west facing bay window and side window both enjoying views over the magnificent gardens. There is a traditional exposed stone fireplace with an inset newly installed wood burner and original alcoves, with shelves either side of the fireplace. There are high ceilings and new radiators.

Kitchen Diner

A new shaker style kitchen in Sage green with a range of wall and base units finished with a solid wood worktop. There is a ceramic sink and drainer, electric induction hob and oven and plumbing and space for a slimline dishwasher, integrated fridge and freezer. The kitchen is finished with solid wooden shelves and tiling to backsplash. Dual aspect windows give the room plenty of natural light and there is ample space for a breakfast table and chairs.. An external door leads out to the driveway.



Utility Room

A practical utility room with plumbing and space for a washer and dryer. There is a workspace and cupboards, a window and the new Worcester gas central heating boiler.



Dining Room

A large formal dining room currently used as a music room with high ceilings and glazed sliding doors leading out to a beautiful veranda, engulfed with a beautiful wisteria, the perfect place to sit back and relax and take in all the stunning surroundings.

Shower Room

A traditional shower room with a four piece suite comprising of shower cubical with shower curtain, WC, hand wash basin and bidet. The room is partially tiled, with an obscure glass window.



Wide dog leg staircase, with a large stained glass picture window leads up to the first floor.

Bedroom One

Large double bedroom with a patio door which leads out onto a balcony, offering beautiful views of The Langdale Pikes, a glimpse of lake Windermere and beyond. This light and bright room offers two storage cupboards and has exposed stripped floorboards and offers plenty of space to be a double bedroom.

Bedroom Two

A lovely bright large double bedroom with a dual aspect offering seasonal Lake views and garden views. With two original storage cupboards.



Bedroom Three

A double bedroom with a storage cupboard and dual aspect windows with pleasant views of both the garden and fells towards Troutbeck. New windows have recently been fitted in this room. Exposed floorboards ready for renovation.



Bathroom

A newly installed three piece traditional style suite comprising of claw foot bath with raindrop shower head and hand attachment over, WC, pedestal hand wash basin. A large window with obscure glass. Finished with partially tiled walls, exposed stripped floorboards, towel radiator and drop down ladder access to the loft.





Loft

A good full head height loft space, which has Velux windows. Has the potential to be developed into further bedroom space, subject to planning.

Outside

The garden is a delightful feature of 1 Hill Top, extending to approximately 1 acre. The gardens have been landscaped to take full advantage of the setting with Lakeland stone paths, limestone rockeries, lawns and terracing. There is a wide variety of established trees, bushes, shrubs and flowering plants including Rhododendrons and Magnolias to name but a few. A choice of seating areas around the gardens and impressive vantage points that are positioned to maximise the breath taking south and west facing views, as well as the sunny aspect throughout the day. In addition to the new detached double garage there is plenty of parking, a electric charging point, a shed, newly erected greenhouse and a vegetable garden with deer proof fencing.



Planning Permission

Opposite the front entrance and across the drive, there is planning permission implemented for a detached double garage with ancillary accommodation above. Planning reference 7/2017/5082. Please ask the agent for details.

Services

All mains services connected, gas central heating.

Tenure

Freehold.

Internet Speed

Superfast speed of 53 Mbps download and for uploading 10 Mbps as per Ofcom website

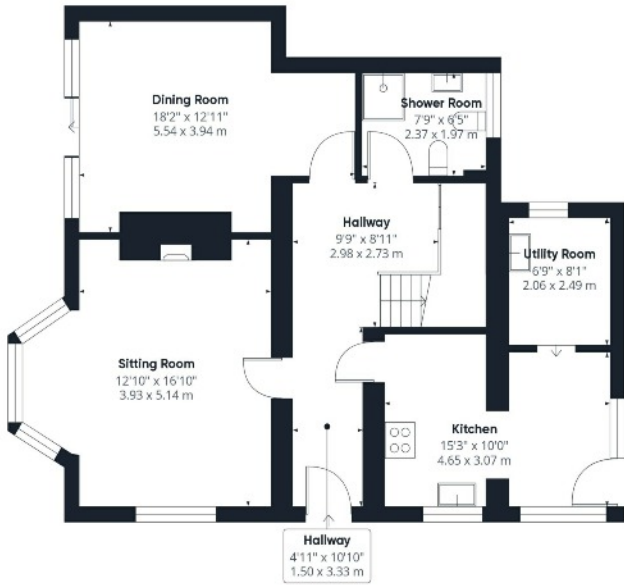
Council Tax Band

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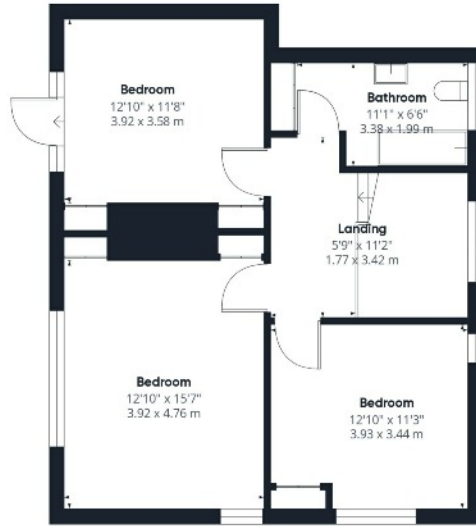


Directions

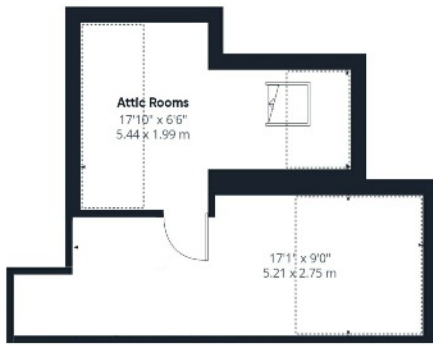
From Windermere head towards Ambleside on the A591. Heading out of Windermere and continue over the roundabout at Cooks House corner. Continue for around 500 yards and take the next left turn into Old Hall Road. Continue down the lane, over the speed bumps and take a left turn signposted for Hill Top and other properties. Continue straight up the drive and through the stone pillars Approaching the property via the sweeping shared drive, with parking and turning available for numerous vehicles, in front of the detached timber framed double garage.



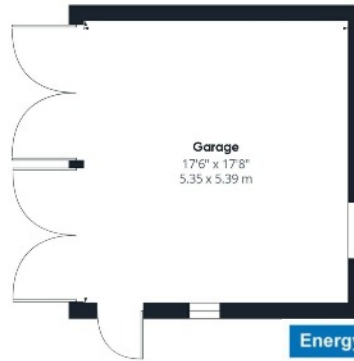
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area¹⁾
 2013.32 ft²
 187.04 m²

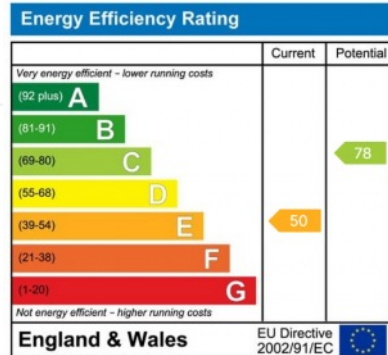
Reduced headroom
 71.12 ft²
 6.61 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 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.