



## High Fold House

Troutbeck, Windermere, LA23 1PG

Guide Price £900,000



# HIGH FOLD HOUSE

## Troutbeck, Windermere

High Fold is a beautifully presented Lakeland stone built property which stands as an extraordinary opportunity to create a fabulous home. This attractive, former 19<sup>th</sup> century farmhouse built of Lakeland stone elevations under a slated roof, which has been well maintained and modernised by the present owners. Nestled in the heart of Troutbeck, this beautiful property has recently had planning permission granted to turn High Fold House into a stunning main residential property or indeed a holiday let.

Currently a guest house, High Fold House presents five beautifully presented bedrooms, with en-suites. The ground floor offers the main dining room, kitchen, living area/snug and sitting room with en-suite which could be used as a ground floor bedroom. The top two floors host the remaining 5 ensuite guest bedrooms. The property has fell views from every room and enjoys pleasant, tiered gardens outside with Lakeland stone patio terrace. There is parking for 5 cars plus a timber garage for an additional vehicle. The property benefits from UPVC double glazing throughout, oil fired central heating, an open fireplace and multi fuel stove.

Situated in the picturesque village of Troutbeck possessing fine open views over neighbouring fields and the Troutbeck Valley. On the doorstep, there is a wide variety of country and fell walks and dramatic scenery of the central Lake District surrounds the valley. A conservation village, Troutbeck is renowned for its numerous listed buildings and vernacular architecture, whilst there is a strong and vibrant community with a village shop, village café, two pubs and a church.



## Accommodation

### Entrance Hall

UPVC double glazed door leads into guest house reception hall with panelled walls to dado height, picture rail, coat hooks and radiator.

### Dining Room

Enjoying magnificent views over the open countryside of the Troutbeck Valley from the large picture window and side window. Cast iron and tiled open fireplace, built-in shelved bookcase, picture rail, television point and wall lights.

### Kitchen

Fitted with a modern range of cream base and wall units incorporating work top lighting and laminate work tops with a stainless steel sink unit, dishwasher, fridge, gas range cooker with double ovens and extractor hood over. Telephone point and part wall tiling. UPVC double glazed door leads out to the rear of the property to the courtyard and parking bays.

### Snug

Adjoining room which enjoys a wonderful view to the open countryside and fells with UPVC sliding patio doors providing access to an extensive paved patio. Inglenook fireplace with exposed stone housing, multi-fuel stove set on a green slate tiled hearth. Two adjacent alcoves with shelving. TV point.

### Sitting Room/Bedroom

A lovely room enjoying dual aspect views to the open countryside and fells. Currently used as a ground floor bedroom with en-suite shower, but would make a lovely additional reception room.

### Basement

A useful space, currently utilised as a laundry room with washing machines, a sink, tumble driers, additional fridges and freezers. Low ceiling height with a Lakeland slate floor, extensive wall shelving and a WC.





## First Floor

Attractive solid wooden balustrade leads from entrance hall to first floor to landing with large built in airing cupboard housing hot water cylinder and shelving.

### Bedroom 1 - Applethwaite Suite

The largest of the guest suites, this spacious dual aspect room offers views of the Troutbeck Valley and Fells to the East and West to the old sheep fold after which High Fold takes its name. This superior double bedroom offers extra space with a lounge area with sofa, coffee table, bedroom furniture and additional built cupboards. Good size en-suite bathroom enjoying excellent views across the valley comprising panelled bath with shower over and glazed screen, pedestal wash basin and WC.

### Bedroom 2 - Park Fell

Comfortable double bedroom, window providing views to the North across the valley to the peaks of Yoke, Ill Bell and Froswick beyond. En-suite shower room comprising shower cubicle, pedestal wash hand basin and WC.

### Bedroom 3 - Kentmere

Four poster bedroom with dual aspect, enjoying stunning views to the Troutbeck Valley and Fells beyond. En-suite shower room comprising shower cubicle, pedestal wash hand basin and WC.

## Second Floor

Landing with Velux window.

### Bedroom 4 - Kirkstone

Generous double bedroom with side window and Velux window, with views North and East to Kirkstone pass and Fells. Eaves storage cupboard and access to roof space. En-suite shower room comprising shower cubicle, pedestal wash hand basin and WC.

### Bedroom 5 - Star Crag

Larger than average double room. Two Velux windows with views of the hillside. Eaves storage cupboards. En-suite shower room with Velux window, shower cubicle, pedestal wash basin and WC.





### Outside

Set back from the road through Troutbeck within a courtyard setting, the property has ample parking for 5 cars plus a timber garage for an additional vehicle. Extensive Lakeland stone flagged patio leads to the front of the property providing an attractive setting for summer dining and to admire the fabulous views over open countryside, neighbouring fields and the Lakeland Fells beyond. Attractive tiered gardens lie to the front and side of the property with stone steps leading to lawned terraces with flower beds offering a profusion of plants and shrubs together with a feature pond. Oil storage tank located to the side of the house.

### Directions

From Windermere proceed towards Ambleside on the A591 bearing right immediately after the petrol station at Troutbeck Bridge, continue up the hill for approximately 2 miles passing the village shop on the left hand side. Continue for a further 200 yards and 'High Fold Guest House' is situated on the right hand side set back from the main road within a courtyard setting.

Whatthreewords; ///gracing.furnish.loud

### Services

Mains water, shared septic tank, mains electric, oil heating, LPG gas for range cooker.

### Tenure

Freehold.

### Council Tax

Currently the property is run as a holiday let so is on business rates. However if reverted back to a residential dwelling it would be band-G council tax.

### Broadband Speed

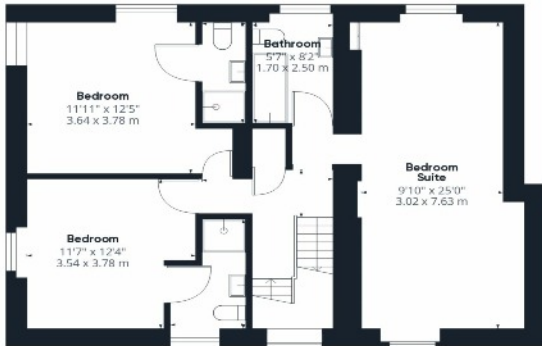
Superfast speed of 49 Mbps download and for uploading 8 Mbps as per Ofcom website.



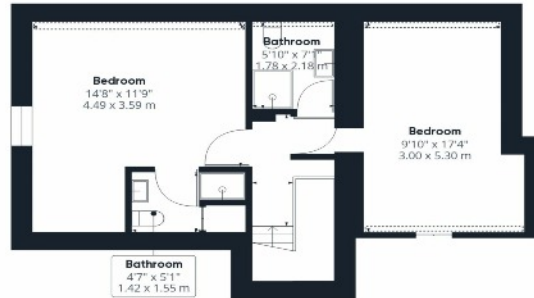
Floor -1 Building 1



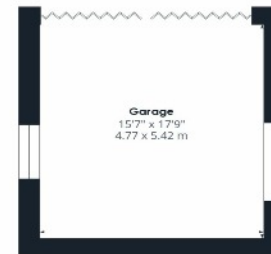
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

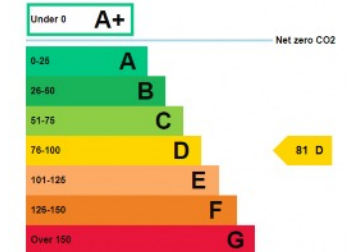
2672.49 ft<sup>2</sup>  
248.28 m<sup>2</sup>

Reduced headroom

20.74 ft<sup>2</sup>  
1.93 m<sup>2</sup>

Energy rating and score

This property's energy rating is D.



(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 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.

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