



## The Byre

Knotts Farm, Patterdale Road, Windermere, LA23 1NL

Guide Price £950,000

MATTHEWS  
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# THE BYRE

KNOTTS FARM, PATERDALE ROAD

Extraordinary panoramic views are on offer here at The Byre, one of four highly individual properties forming part of this Lakeland farmstead development comprising a farmhouse, cottage and converted barns. A rare L shaped layout has warranted Grade II Listed status; the current living space is rich in character with much emphasis on natural materials (slate, stone and wood) such elements creating an inviting atmosphere and enhance the property's distinctive appeal.

Subject to a Cumbria wide occupation/employment planning condition, the unique accommodation is further boosted by the incorporation of unusual architectural features such as slate boskins (previously these would have divided the cattle in the lower shippens of the barn), a slated overhang along the ground floor, the ramp entrance to the former bank barn, as well as deep wooden window cills, exposed stone walls and plenty of exposed timbers and roofing trusses. The current owner bought the derelict farmstead in 1991 and developed it over time, The Byre was converted in 1994 and offers extensive accommodation with a great deal of flexibility. Thirty years on, there is now excellent potential to reimagine the space and put your own stamp on the interior.

Enter through a traditional porch into a spacious hall with good storage opportunities for outdoor clothing and boots. A generous reception room allows for both relaxation in front of the Jotul wood burner and dining. An internal window creates an open-plan feel to the kitchen, allowing you to enjoy the sweeping views of the surrounding landscape as you cook. On the ground floor, you'll also find a utility room, two double bedrooms, one of which has an ensuite shower room and a separate house bathroom.

On the first floor is an unexpected and dramatic sitting room which delivers a real WOW factor - a double-height space that commands wonderful views of the stunning Lakeland landscape. A second Jotul stove creates a focal point as does the pine open riser staircase which climbs to a gallery – a great area for a home office, hobbies area or as a playroom. Off the sitting room is a third double bedroom and a second house bathroom. The configuration is well suited to overnight guests as they can enjoy a degree of independence and privacy on this floor.

One of the property's most unique assets is the versatile hobbies room, which has been enjoyed as a 'man cave' with a climbing wall and raised stage, offering endless possibilities for recreation or work. The room's adaptable design means it could be easily converted into additional accommodation (subject to necessary consents) and the overall layout of the home could then be re-designed to suit modern family living.

The Byre is truly a rare gem that combines character and space along with a vast amount of potential all in a truly outstanding location commanding breathtaking views.











## Outside

The main garden is in front of The Byre with a lawn and slate seating terrace with local stone from Elterwater Quarry. The views from here are tremendous! Below the terrace is an area planted with holly, elder, golden elm, all surrounded by a copper beech hedge. Below the garden is a field; ownership protects The Byre's views and brings great amenity value; ideal for exercising dogs and lovely for children to explore, make camp and enjoy picnics. It is currently let to a local farmer and measures c. 2.64 acre. To the east, the barn's ramp is grassed and either side are planted areas with ferns, heathers and shrubs.

There is a detached pair of single garages with an internal connecting door. Both with double opening wooden doors, power and light. One has additional space and would make a good workshop or even home gym. External lights operate on sensors and there is an outside tap.

There is space for two cars to be parked in front of the house at the west entrance, a third space alongside the garage and visitor parking on the gravel area to the right of the driveway.

## Location

Troutbeck is a picturesque, scattered village in an elevated position between Windermere and Ambleside. The Troutbeck Valley is renowned for its stunning views and is the ideal place from which to walk, run or cycle, explore nature and enjoy the wider Lake District. Nearby, and open to public for visiting are the fabulous gardens at Holehird, a fellside garden of ten acres managed by the Lakeland Horticultural Society and an award winning RHS Partner Garden.

For daily essentials, there is a shop at the fuel filling station at Troutbeck Bridge, around half a mile away. The shops, restaurants and amenities of Windermere are also within walking distance at 1.1 miles distant, Bowness on Windermere being a little further at 2.1 miles. In the opposite direction 3.5 miles away lies Ambleside, and Grasmere, 8 miles distant. Troutbeck is easy to reach with a main line train station at Oxenholme (13 miles away) and a branch line station at Windermere. If travelling by car, the nearest junction on the M6 is J36, a 16.1 mile drive.

*The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*

## Please note

The property is subject to an occupation clause under s.106 of the Town and Country Planning Act 1990 which stipulates that the property shall not be occupied otherwise than by a person employed or to be employed or last employed locally or who has throughout the period of three years immediately preceding the commencement of such occupation of the dwellinghouse had his only or principal home locally together with the dependants of such a person living with him or her and the widow or widower of such a person. "Locally" shall mean Cumbria. The dwellinghouse shall be the only or principal home of the occupant. "Only or principal home" is a dwelling occupied for more than half of every year.

The driveway is owned by The Stables, the adjoining property. There is a shared obligation to maintain this.







### Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Vaillant combination boiler in the hall.

### Broadband

Superfast speed potentially available of 50 Mbps download and for uploading 9 Mbps.

### Mobile

Indoor: EE, Three and Vodafone are all reported as 'limited' for both Voice and Data services. O2 reported as 'likely' for Voice service and 'limited' for Data service.

Outdoor: EE, Three, O2 and Vodafone are all reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

### Tenure

Freehold with an area of flying freehold in the hobbies room.

### Included in the sale

Curtains, curtain poles, light fittings and kitchen appliances as listed: NEFF double oven, Indesit gas hob, Hotpoint fridge freezer and Kenwood dishwasher.

### Local Authority charges

Westmorland and Furness Council – Council Tax band E

### Directions

**what3words** shower.tastier.thatched

Use the postcode **LA23 1NL** on Sat Nav with reference to the directions below:

Approaching Windermere from the direction of the M6/Kendal, drive through the village on the A591 without turning off. Upon reaching the mini roundabout take the third exit onto Patterdale Road (A592). The road rises and presently there is a turning on the left for Sun Hill and opposite it, the main entrance to Windermere School. The turning for Knotts Farm is next on the left. Allocated parking for The Byre is on the right.



## The Byre

Approximate Gross Internal Area : 2744.36 sq m / 254.96 sq ft

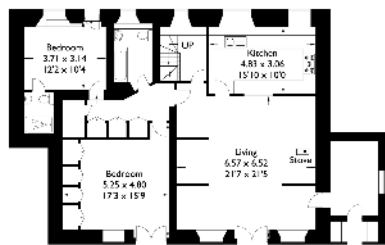
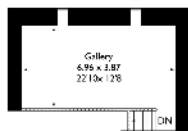
Garage/Workshop : 461.23 sq m / 42.85 sq ft

Gallery : 305.69 sq m / 28.40 sq ft

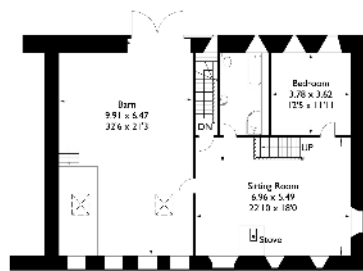
Total : 3511.29 sq m / 326.21 sq ft



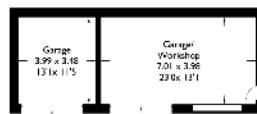
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Lower Ground Floor



Upper Ground Floor



Garage/Workshop

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.



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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