



# Town End Lodge

Troutbeck, Windermere, Cumbria, LA23 1LB

Guide Price £575,000

# Town End Lodge

Troutbeck, Windermere

Set within the picture perfect Lake District village of Troutbeck, Town End Lodge is a traditional detached Lakeland barn conversion; offering three bedroom family accommodation over two floors with the living accommodation upstairs designed to take in the beautiful views of the surrounding Troutbeck valley. Dating back to the 17th century, originally part of the former farmhouse behind, the barn was converted in the 1960's, with great care taken to retain and highlight the beautiful original features of the property. Offering views over the Troutbeck valley and a quiet setting within a small cluster of properties, the property truly offers the best of both worlds as the seemingly remote location does not compromise on easy accessibility to the Lake District hotspots. In addition, there is an integral garage, private parking space, patio and garden area making this a versatile package that would be suited to a range of buyers, those looking for an idyllic Lake District retreat or holiday let investment or even a permanent residence.

The peaceful village of Troutbeck was once home to Beatrix Potter and it's easy to see why you would fall in love with this location. The Troutbeck valley is a beautiful outlook offering scenic walks and bridleways right from your doorstep. Windermere, Bowness and Ambleside are all within a five to ten minute drive, offering a great range of amenities and activities for those of all ages. The A592 also runs along the bottom of the valley for convenient access to the A591 and M6.







## Accommodation

The front door at the front of the property leads into

### Entrance Hallway

A hallway with access to the garage, large storage cupboard built in and open tread stairs to the first floor.

### Shower Room

A downstairs facility with shower cubicle with mixer shower, wash basin and WC.

### Integral Garage

Accessible from the hallway, the large garage has an up and over door to the front elevation and has a side window. The garage has plumbing for a washing machine and houses the oil fired central heating boiler.

### Bedroom One

A ground floor family size bedroom with two windows enjoying views across the valley and sliding patio doors out to the patio area. This bedroom currently has bunk beds and a double bed and could be remodeled to create an access out to the garden without having to go through the bedroom.







## First Floor

Open tread stairs with a storage area under lead up to the first floor landing which has a window providing plenty of light, airing cupboard and further storage cupboard.

## Living Room

A semi-open plan living room with a door off the landing and bi-folding doors to the kitchen. This combined sitting and dining room is centered around a traditional Lakeland stone fireplace and chimney breast and has windows to three sides providing plenty of light and superb views of the surrounding countryside in all directions.

## Kitchen

A good size kitchen area with a small range of base units incorporating a sink and drainer. Requiring modernization, the kitchen space provides adequate space for a fully equipped kitchen as well as a small breakfast table if desired. The kitchen also has a deep sill window, East facing enjoying views across the valley.



## Bedroom Two

A double bedroom with built in wardrobes, enjoying far reaching views across the valley.

## Bedroom Three

A twin bedroom with a window enjoying excellent views.

## Bathroom

Three piece suite comprising of paneled bath with shower over, WC and wash basin. Window.







### Outside

A shared graveled drive leads up to the rear of the property from the lane, providing access to the private parking space. At the rear of the property is a patio area ideal for catching the beautiful views and all day sunshine. The garden then steps down to a sloping lawn area and a further lower area which has scope for improving.

### Services

Mains electric & water connected. Oil fired central heating. Shared drainage to septic tank which is shared between all four properties and is in the field opposite. The tank is compliant with new regulations.

### Tenure

Freehold.

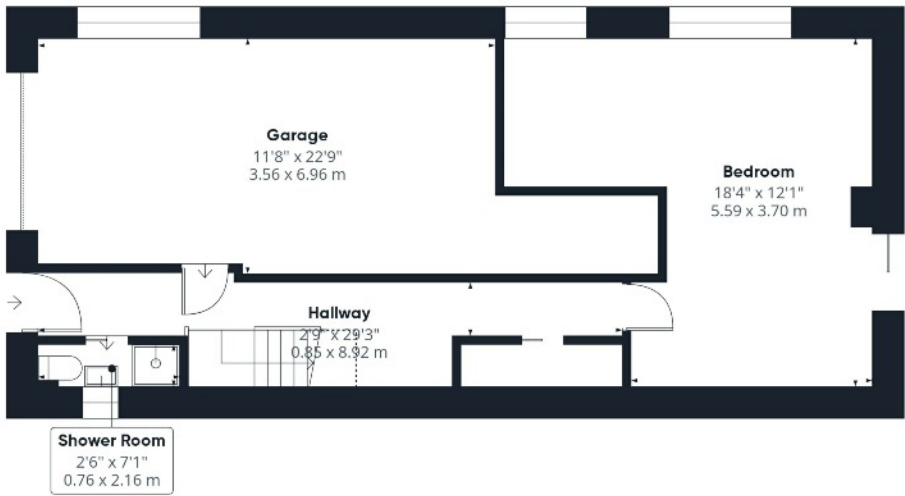
### Internet Speed

Ultrafast speed of 1000 Mbps download and for uploading 1000 Mbps as per Ofcom website.

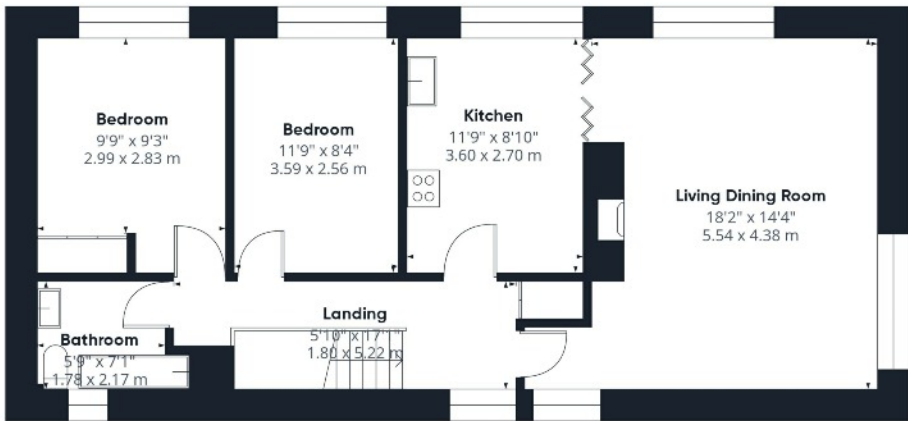
### Directions

Travelling along the A591 from Kendal, continue along the A591 passing by Windermere. Continue straight at the roundabout to continue on this road. Passing the petrol station on your right continue over the bridge and turn right onto Bridge Lane. Continue for approximately 0.7 miles and the entrance to the drive is located on your left hand side near the top of the lane.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1448 ft<sup>2</sup>  
134.7 m<sup>2</sup>

**Reduced headroom**  
18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

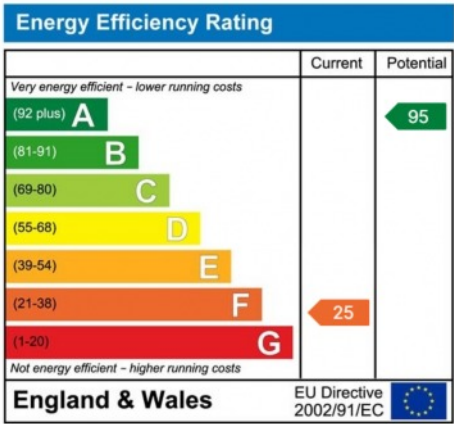
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.