



Newhouse

Troutbeck, Cumbria, LA23 1PF

Guide Price £795,000

Newhouse

Troutbeck, Cumbria

A fabulous location and setting. Newhouse is positioned in the heart of the unrivalled and beautiful Troutbeck Valley with captivating views and a tranquil and peaceful setting. This well-presented stone built and rendered detached house in the centre of picturesque Troutbeck Village enjoying beautiful views across the valley surrounded by open countryside with foot paths to the fells right on the doorstep. Built around 30 years ago Newhouse is a stone faced modern built property being well insulated, beautifully presented with high quality fittings throughout, this village home with well-proportioned three/four-bedroom, one bathroom accommodation. There is a neat landscaped garden at the front and side of the property and a rear lawn area. Parking is on the street. This beautifully finished home would suit either a family or couple looking for a easily manageable permanent or second home in a stunning village location.

Troutbeck conservation village is a sought-after location in the Lake District National Park, only a few miles from the busy village of Windermere and popular town of Ambleside. Amongst the stunning scenery of this picturesque valley Newhouse looks out across towards Garburn, Ill Bell and the surrounding fells and the village has two local pubs, local shop/cafe all just a short stroll away.



Accommodation

Stone built entrance porch opens into;

Hallway

Vaulted design with a window and a radiator, with stairs up to the first floor and down to the ground floor.

First floor

Kitchen

A fabulous light space with beams and a good range of cream wall and base units with marble work tops. Several integral appliances including Miele induction hob with extractor fan over, electric oven, and a fridge. There is a washer/dryer. A Belfast sink sits below a window overlooking the side of the property. Space for a dining table with a window offering views across the valley. There is a wooden floor, a radiator and the boiler which is in a cupboard.



Sitting room

A delightful space which has been extended to create a large family room with a large square bay window with beautiful views across Troutbeck Valley. The room has a partial vaulted ceiling with beams and dual aspect windows. There is a log burner set on a Lakeland slate hearth.



Bedroom 2

A double room with a vaulted ceiling with beams. A Velux window and a window looking out onto the garden. Stairs led down to the lower ground hallway, which gives access to all the rooms. There is a very handy understairs storage cupboard.

Bedroom 1

Double room with a window offering a pleasant view of the garden.

Bedroom 3

Currently used as a bunkbed room, with a window overlooking the side of the property.

Snug/bedroom 4

A further versatile room which would lend itself to a double bedroom or a snug, with French doors out into the garden on to a paved patio area.

Shower room

A modern shower room with a tiled floor. Large walk-in shower unit with a rain head shower and a glass screen, WC and hand basin on a wooden unit with storage underneath. There is also an airing cupboard, heated towel rail and wall mounted heater.



Outside

Surrounded by low maintenance gardens, tiered at the front with stone built raised beds planted with a mix of mature shrubs and bushes and gravel paths. There is an EV charging point at the front of the property and a sloped driveway down the side of the property. Steps down the side of the driveway take you to the rear you will find a lawned area with a narrow-paved patio area. There is also a handy lean to building at the rear.



Services

Mains water and electricity. Private septic tank. Oil fired central heating.

Council tax band

F

Tenure

Freehold

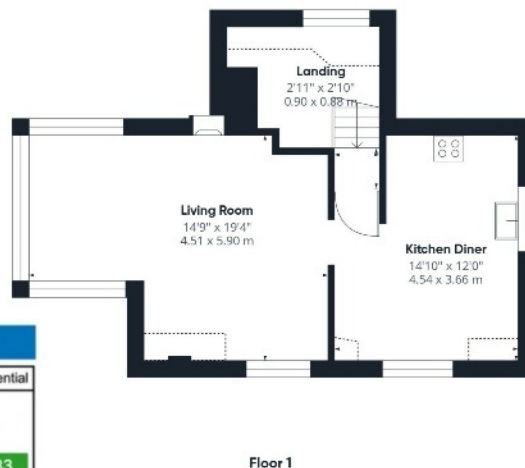
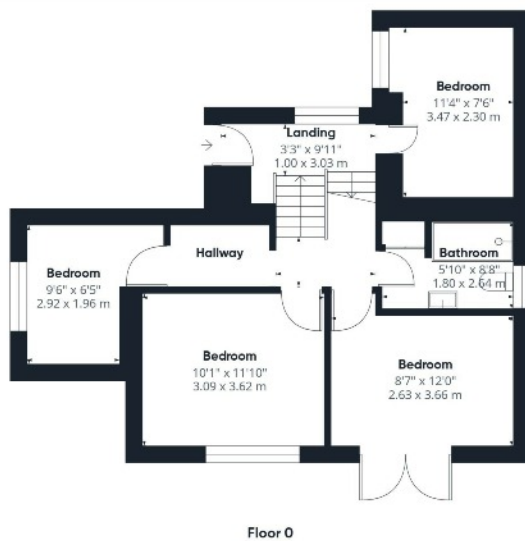
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Broadband Speed

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions

The turning onto Bridge Lane at Troutbeck Bridge is on the right, just after passing the petrol filling station and shop (as if approaching from Windermere). You'll pass Townend on the left and it's a short way along, on the right, just opposite the tearooms you will find Newhouse.



MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

986 ft²
91.6 m²

Reduced headroom

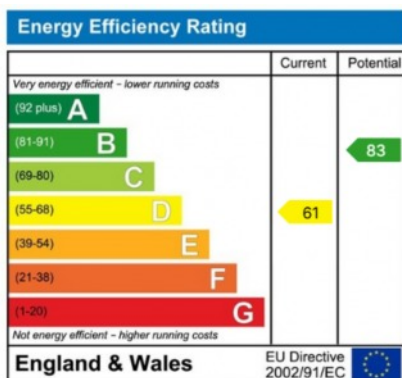
19 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.