



High Green Lodge

Troutbeck, Cumbria, LA23 1PN

Guide Price £475,000

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Set in a beautiful rural location only a short drive to Windermere and neighbouring Ambleside, High Green Lodge offers the opportunity to acquire a freehold ground floor two-bedroom flat with large garden enjoying a splendid position in the desirable Troutbeck village with views of the Lakeland Fells and Troutbeck Valley. Troutbeck is a highly sought after and attractive settlement situated a short distance to the North of Windermere and positioned alongside the Lakeland Fells providing walks onto Wansfell and views over Ambleside, Windermere and the surrounding fells. High Green Lodge forms part of a small development of four buildings with High Green Lodge owning most of the grounds and has parking for several cars. Please note the property is subject to a local occupancy clause, restricting the property to a permanent home to a purchaser with a local connection to the area. Please ask the agent for further details.

The village has a traditional tearoom and shop, which also serves as a village store and benefits from two good pubs, The Queens Head and The Mortal Man. There is a train and bus station at the Northern end of Windermere providing local train services to Kendal and Oxenholme Station which is on the main North West Virgin Train Line providing easy access to Edinburgh, Manchester and London Euston as well as regular bus services.



Accommodation

From the parking area proceed through the gate into the garden and the entrance porch.

Entrance Hall

A glazed entrance porch with ample space for kicking off shoes and hanging coats with doors leading off to the sitting room and kitchen.

Sitting Room

A fantastic sitting room with uninterrupted views of the garden and fells from the two sliding patio doors also providing plenty of light to a great living space which features a gas effect log burning stove and semi-vaulted ceiling with exposed timber beams.



Kitchen Diner

A semi open plan kitchen and dining area with a well fitted modern kitchen comprising of wall and base units, integrated appliances including Neff gas hob, two electric ovens, dishwasher, washing machine and stainless steel sink unit with window above looking out to the parking area. There is a built-in cupboard off housing the boiler and offering storage. Across from the kitchen via two square archways is a dining/living area offering ample space for a dining table and a further tall kitchen unit for fridge/freezer. The dining area has a window looking out over the garden and features an inset ceiling light.



Bathroom

Leading off the kitchen dining is a bathroom suite comprising paneled bath with shower over, WC and pedestal wash basin.

Hall/Study

A door off the kitchen heading to the bedrooms leads into a generous hallway which could be utilised as a study area or useful for storage.

Bedroom One

A double bedroom with a dual aspect overlooking the garden and the fells beyond. This master bedroom has an ensuite.

Ensuite Shower Room

A modern fully tiled ensuite shower room comprising of walk in rainfall shower with full height glazed screen with shower attachment, vanity Villeroy and Boch wash basin with mirror above and WC. Under floor heating.

Bedroom Two

A second double bedroom with picture window enjoying views down the Troutbeck Valley towards Lake Windermere. This bedroom also has a ensuite shower room.

Ensuite Shower Room

A tiled ensuite with walk in shower cubicle with raindrop shower head, vanity wash basin and WC.

Outside space

An exceptionally generous level garden plot with incredible views looking out over the Troutbeck Valley to Lake Windermere. Step out onto the beautifully simple, generous, and picturesque space that is gifted with the sun throughout the day, requiring a bit of work to get the garden up to scratch but offering a lovely opportunity to create a lovely spot to sit and enjoy the peaceful setting and surroundings. The front of the property in the graveled courtyard area is parking for several vehicles and turning space.



Services

Mains water & electric connected. LPG gas central heating. Shared septic tank with neighbouring properties.

Tenure

Freehold. Please note that a local occupancy clause applies restricting the property to a permanent home to a purchaser with a local connection to Cumbria. Please ask the agent for further details.

Council Tax Band

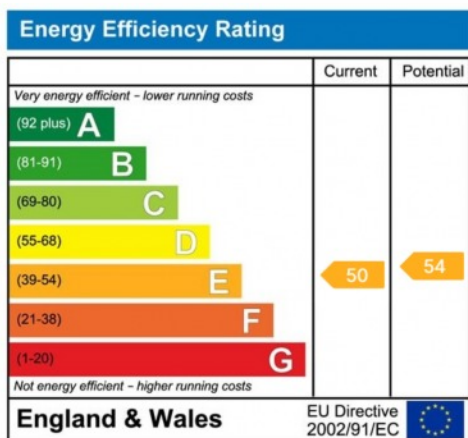
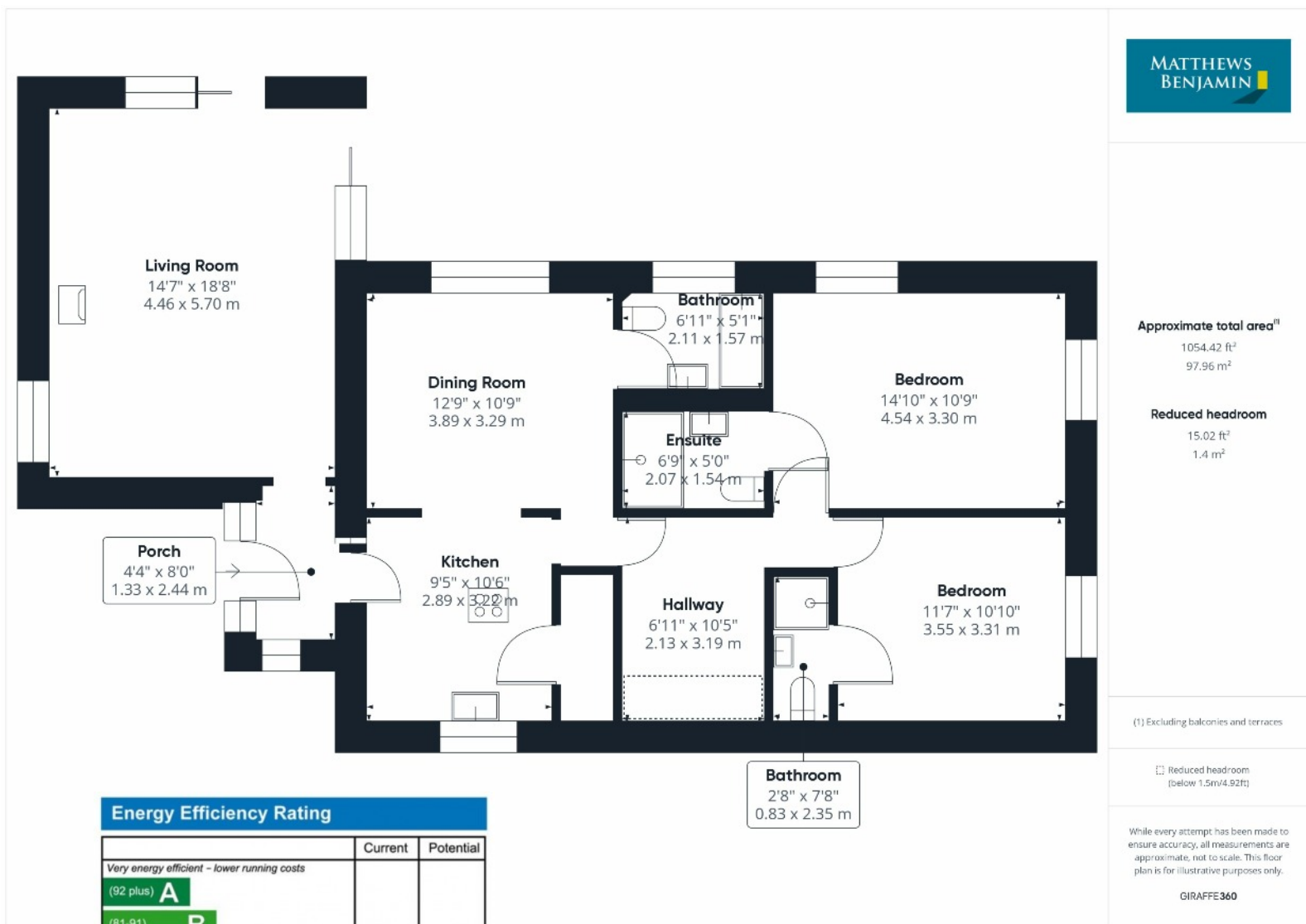
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Internet Speeds

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

Directions

High Green Lodge is accessed via a private single vehicle access way leading from Scot Brow and forms part of a small hamlet at the Northern extent of Troutbeck. Scot Brow connects with the A592 a short distance to the North East which travels North and South connecting with Ambleside Road (A591) and Windermere approximately 3 miles and 5 miles to the South/South East respectively and North to the summit of Kirkstone Pass approximately 3 miles away continuing to Glenridding, Pooley Bridge and Penrith.



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.