



Troutbeck

£350,000

Sunny Croft, Troutbeck, Penrith, Cumbria, CA11 0SJ

Nestled within the breath-taking Lake District National Park, this delightful detached bungalow offers a rare opportunity to embrace serene living with the potential for expansion. With planning permission and building regulations already granted to extend the property upwards, this property is perfect for those looking to create their dream home amidst stunning natural beauty. This property provides the perfect canvas to create your ideal living space, with its prime location this bungalow, stunning views, but with easy access to a wealth of outdoor activities, from hiking and cycling to exploring charming local villages.

As you step into the entrance hall, you'll immediately appreciate the warm and inviting atmosphere that this bungalow exudes. Leading from the hallway into the fitted kitchen complete with gas hob, oven and extractor with availability for a free standing fridge/ freezer, washing machine and dishwasher. Beach effect worktops with light grey coloured wall and base units. Sink with hot and cold taps. Two double glazed windows to rear aspect. The boiler is located here. Part tiled with laminate flooring.

Quick Overview

- 1 Bedroom detached bungalow
- Planning & building regulations granted to extend upwards
- Located inside the Lake District National Park
- Covenant restrictions
- Countryside & stunning fell views
- Expansive plot
- Driveway for ample parking
- Ultrafast broadband available



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Ultrafast
broadband
available



Driveway

Property Reference: P0432



Kitchen



Living Room



Bedroom One



Shower Room

The fitted kitchen seamlessly flows into the cosy living room. This open-plan layout is ideal for both relaxing and entertaining, providing a comfortable space to unwind after a day exploring the surrounding countryside. Electric fire with surround. Double glazed window to side and front aspect with double glazed patio doors leading onto front aspect, flooding the room with natural light. Enjoy picturesque views of the garden and the distant fells, including the majestic Blencathra and Mell Fell. Laminate flooring.

The spacious double bedroom, offers a peaceful retreat with double glazed window to side aspect with carpet flooring. Adjacent to the bedroom is the shower room, designed for convenience and style with walk in shower, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Part tiled with vinyl flooring.

Set on an expansive plot, the property boasts a generous driveway for ample parking, ideal for accommodating multiple vehicles. The driveway to the property is accessed via a private road. The outdoor space is a true highlight, offering endless possibilities for gardening enthusiasts or those wishing to enjoy the serene surroundings. The garden comprises of wooden fence and bushes boundary, grassed lawn, shrubbery and trees of various sizes. Garden shed with electrics.

Located within the Lake District National Park, Troutbeck is approximately seven miles from the market town of Penrith and ten miles from Keswick. Troutbeck itself, has direct access to the A66 and benefits from a public house/hotel, farm shop with the popular 'Rookin House' Equestrian Centre closeby. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen 12' 11" x 9' 0" (3.94m x 2.74m)

Living Room 14' 10" x 12' 11" (4.52m x 3.94m)

Bedroom One 12' 2" x 12' 0" (3.71m x 3.66m)

Shower Room

Property Information

Tenure

Freehold

Agents Notes

We have been advised there is a right of access for the electricity pole.

Right of Way for a neighbour towards side of property.

Local Occupancy Restrictions

We have been advised local occupancy restrictions apply. For more information please contact the office.

Planning

Planning permission has been passed for additional first floor to be added to the property.

Council Tax

Band C
Westmorland and Furness Council

Services and Utilities

Mains water and electricity. Waste water treatment plant shared with Station House and Station Lodge. We have been advised it is located in Station Lodge garden. LPG central heating

Energy Performance Certificate (EPC) Rating

Band E, under Station Lodge Annex.
The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband

Ultrafast available

Directions

From Penrith take the A66 towards Keswick and after approximately seven miles turn left as sign posted to Troutbeck and continue past the Troutbeck Inn and then turn immediately left. Sunny Croft is situated on the right hand side

What3words Location

///treble.daydreams.offer

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£350,000

Anti-Money Laundering (AML) Regulations

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Aerial View



Garden



Front Aspect

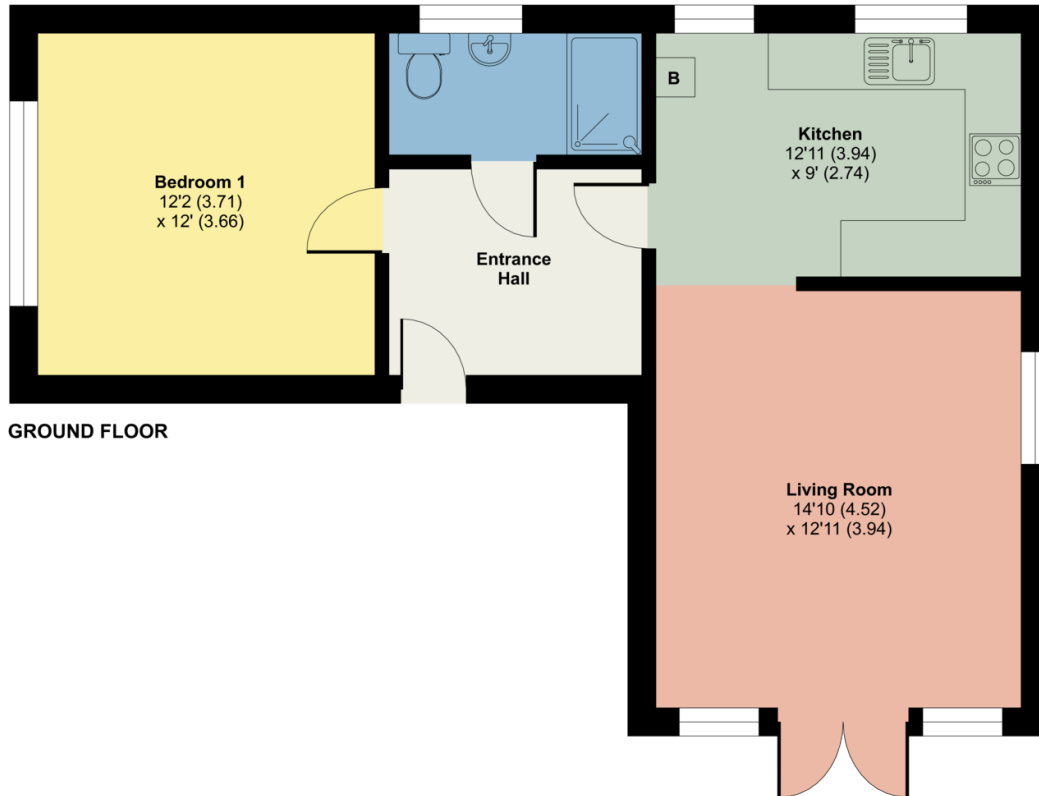


Property Entrance

Sunny Croft, Troutbeck, Penrith, CA11 0SJ

Approximate Area = 579 sq ft / 53.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1276920

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