



Meadow Bank, Troutbeck – CA11 0SX

Guide Price £375,000

PFK

Meadow Bank

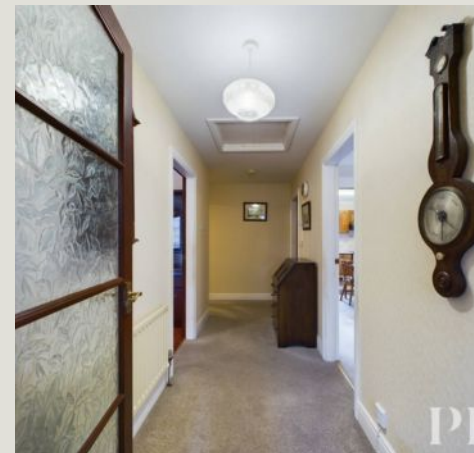
Troutbeck, Penrith

Nestled within a tranquil setting, this fabulous 3 bed detached bungalow presents a rare opportunity to acquire a home providing extensive accommodation with scope to put your own stamp on it.

- A spacious 3 bedroom bungalow
- Detached and set within attractive gardens
- Incredible far-reaching views
- Occupancy Restriction applies
- Ample parking
- Tenure - Freehold
- Council Tax Band E
- EPC Rating E

Directions

What3Words: Parking - ///laughs.matter.synthetic
From Junction 40 of the M6 take the A66 westbound and proceed along this road towards Keswick. Continue along this road passing the junction for Troutbeck/Dockray/Ullswater on the left. You will pass a further junction on the right for Mungrisdale, take the next right for Lowside farm.





Entrance Porch

A spacious entrance hall, accessed via a wooden door and with a front aspect window, carpeting and part glazed wooden door leading into the welcoming hallway.

Hallway

Extending through the property in a L-shape, leading from the living accommodation to the bedrooms with a handful of steps as you go, and with doors leading to the dining room, kitchen and living room to the lower level along with a useful airing cupboard, and to the upper level a door provides access to three double bedrooms along with the bathroom. Loft hatch, carpeting and radiators fitted.

Living Room

17' 11" x 13' 0" (5.47m x 3.97m)

A wonderful front aspect reception room with fabulous views of the Lake District mountains and offering an abundance of space. An electric fire sits within a stone fire place complete with integral shelving and display recesses. Carpeting and radiator fitted.

Dining Room

10' 7" x 11' 3" (3.22m x 3.44m)

A bright front aspect room, versatile in its use, however previously utilised as a dining room. Fabulous far-reaching views. Carpet, radiator and sliding door into the kitchen.

Kitchen

12' 6" x 11' 7" (3.81m x 3.53m)

A dual aspect room fitted with a good range of wooden wall and base units, topped with a complementary worksurface and with tiled splashbacks. Space for free-standing appliances which includes an electric cooker with fitted extractor fan above, undercounter fridge and freezer along with space for a washing machine or dishwasher. A stainless steel sink and dual drainer sits beneath the side aspect window. An oil-fired boiler is positioned within a recess along with additional base units, and further doors lead to the hallway and utility room. There is ample space for dining furniture. Vinyl flooring.



Utility

9' 6" x 6' 10" (2.89m x 2.08m)

An excellent room with a range of wall and base units, tiled splashbacks and complementary worksurfaces. 1.5 sink with drainer and mixer tap sit beneath the rear aspect window and a part-glazed wooden door leads out to the rear of the property. A further door leads into the WC and vinyl flooring is fitted.

WC

A useful WC comprising WC and basin upon a vanity unit with tiled splashbacks and vinyl flooring. The plumbing is in situ for a shower to be fitted within the recess of the room. Rear aspect window with obscured glazing and radiator fitted.

Bedroom 1

11' 5" x 15' 11" (3.49m x 4.84m)

A bright spacious dual aspect principal bedroom enjoying lovely views. Carpet and radiator fitted.

Bedroom 2

12' 8" x 12' 5" (3.86m x 3.78m)

Generous double room with side aspect window. Carpet and radiator fitted.

Bedroom 3

9' 9" x 12' 6" (2.96m x 3.82m)

Spacious front aspect room. Carpet and radiator fitted.

Bathroom

8' 6" x 9' 1" (2.58m x 2.78m)

A rear aspect room comprising a four-piece suite including WC, basin, a fully paneled shower cubicle and bath with tiled splashbacks. There is a useful cupboard, extractor fan and obscured glazed window. Carpet and radiator fitted.

Garage

An adjoining single garage with manual up and over door. Rear aspect window. Power, lighting and radiator fitted.

ADDITIONAL INFORMATION**Services**

Mains electricity, Spring water with UV filtration system. Drainage to a septic tank. Oil-fired central heating and double glazing installed throughout. Please note: The





Garden

Extending to three sides of the property, the garden is a complementary combination of lawns, established shrubs, hedgerow and trees, bordered by secure fencing and with a pathway from the rear to the front of the property. The elevation of the property affords beautiful far reaching views of the Lake District National Park and a raised balcony provides access to the front door along with a delightful seating area.

Garage

An adjoining single garage with manual up and over door. Rear aspect window. Power, lighting and radiator fitted.

DRIVEWAY

4 Parking Spaces

Driveway parking for 3 to 4 vehicles with an additional area of hard-standing to the side of the property providing further parking.



ADDITIONAL INFORMATION

Services

Mains electricity, Spring water with UV filtration system. Drainage to a septic tank. Oil-fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

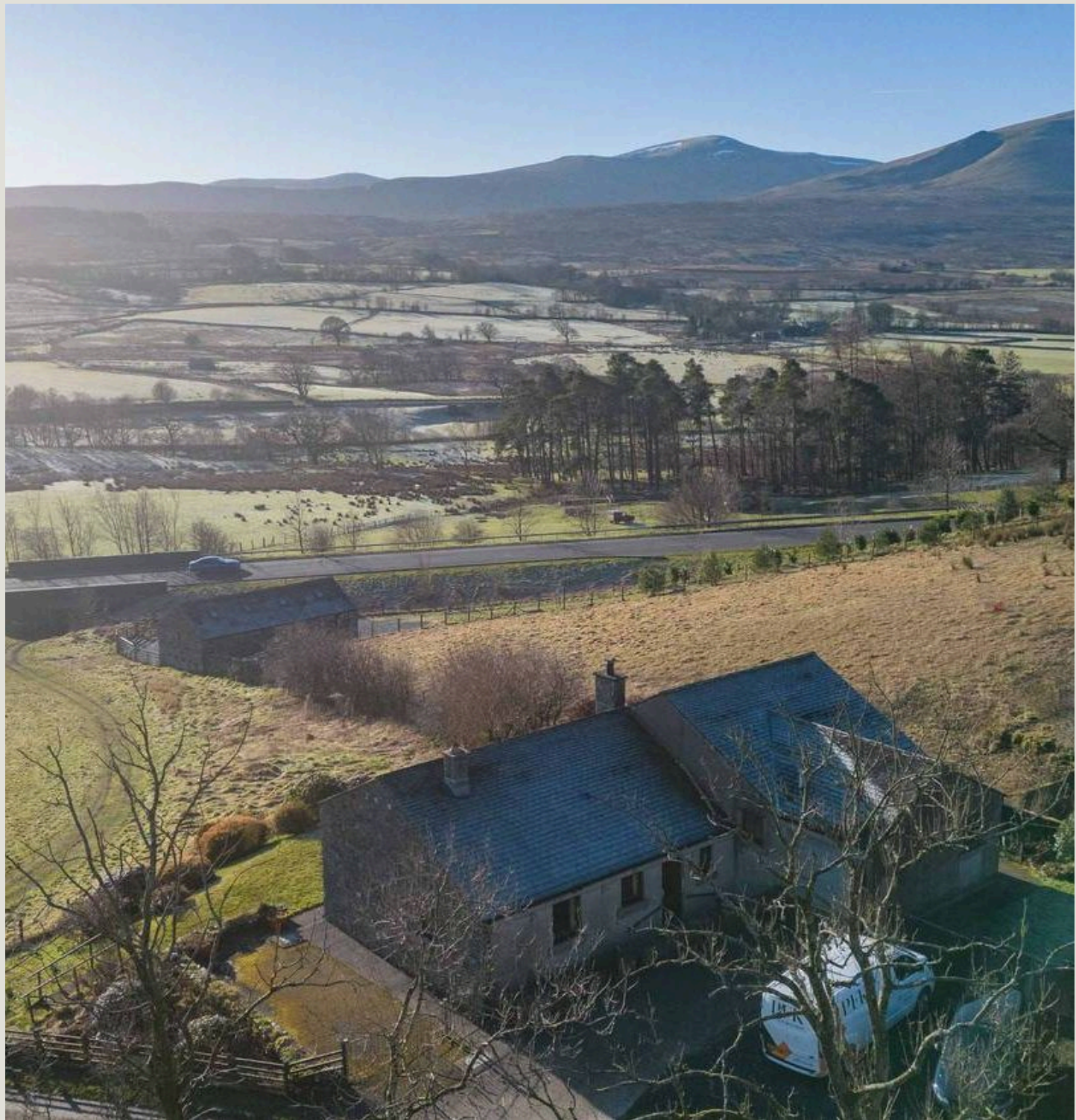
We understand that the septic tank located at the property may not comply with regulations introduced on 1 January 2020. Prospective purchasers would be required to satisfy themselves regarding work required and/or installation of a replacement.

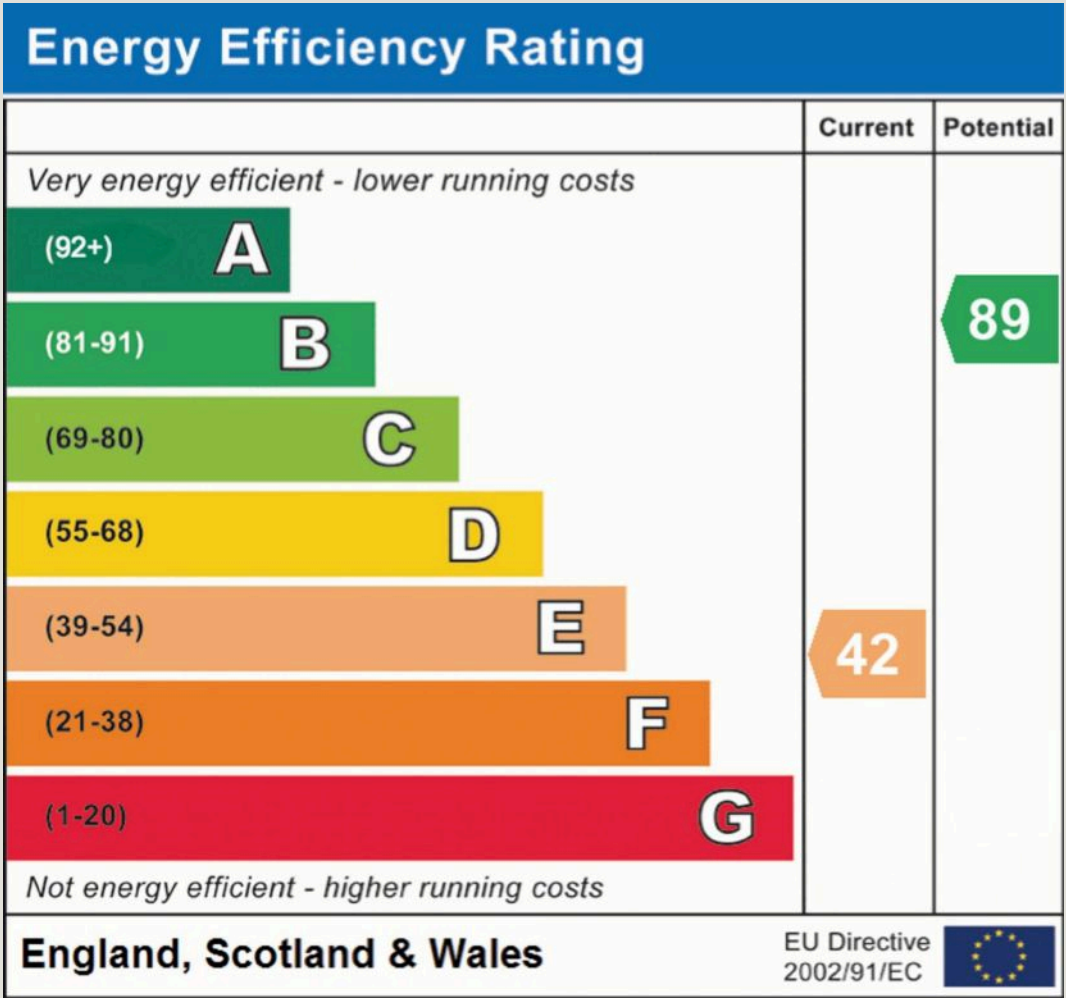
Occupancy Restriction

With a occupancy clause in place, we understand that this residence is available to buyers whom have lived or worked in the Cumbrian area, OR work within the Agricultural or Forestry industry. Please contact the office to discuss further.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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