



# Troutbeck

£1,485,000

Farmhouse, Troutbeck, Windermere, Cumbria, LA23 1LB

Nestled on the hillside in the picturesque village of Troutbeck is one of those special properties, where historic charm is blended with modern comforts. A four bedroomed Grade II listed former farmhouse dating back to the 17th century with ample gardens and an option to buy the adjoining 5 acre field and detached 1 bed converted barn by separate negotiation.

This delightful former farmhouse is tastefully presented offering an attractive flexible layout perfect for family living. So, if you are seeking a period property in the heart of the Lake District National park with gardens and land then this really is a property that should be on your to-view list.

## Quick Overview

- Grade II Listed, 4 bedroom detached farmhouse
- 2 reception rooms and 3 bathrooms
- Peaceful rural location
- Large garden
- Views of the valley
- Short drive to amenities and transport
- Option to purchase 5 acre field and converted detached 1 bed barn
- Off road parking
- EV chargers and biomass heating
- \*FTTC Superfast broadband available up to 75-80 Mbps



4



3



2



Superfast available



Off road parking

Property Reference: W6132



Sitting Room



Kitchen



Dining Area



Sun Room

This delightful former farmhouse is tastefully presented offering an attractive flexible layout perfect for family living. So, if you are seeking a period property in the heart of the Lake District National park with gardens and land then this really is a property that should be on your to-view list.

Troutbeck is a pretty village which runs along the side of the valley below the summit of the Kirkstone Pass. There is a small shop, cafe and post office, village church and 2 popular country pubs all close by. Still retaining all the characteristics of a Lakeland village and indeed most of the village is a designated conservation area. Beatrix Potter used to live at Troutbeck Park Farm and Jesus Christ Church was built circa. 1736 on the site of a 15th century chapel.

This is a really special example of a Grade II listed former farmhouse with its wealth of exposed oak, beams, stone flagged floors, inglenook fireplace and mullioned windows, to name just a few features - beautifully maintained and complemented by 21st century comforts and fittings all of which seamlessly blend together. It has a renewable energy heating system with income from a government RHI scheme.

With connections to the Browne family, there is still a spice cupboard bearing the initials of Edward Browne dated 1694 in the sitting room.

The Browne family have an historic connection to the valley and were the original owners of Town End, located nearby, which is now in the ownership of The National Trust.

As you approach this remarkable property up the stone set driveway you are greeted by an open porch complete with the original grand oak doorway. This leads into an inviting sitting room with exposed beams and oak paneling. It has an inglenook fireplace with wood burning stove, and stone flagged floor with underfloor heating. Directly off the sitting room is a snug with beautiful views over the valley, a door to the garden, a wealth of oak panelling and a traditional oak court cupboard.

The breakfast kitchen is open to a dining area and fitted with modern traditional style units, two ovens, a wide induction hob and a dishwasher. There is also an additional utility area which doubles up as a morning room with French doors that open out onto a sheltered patio area.

Upstairs on the first floor is a landing with fitted cupboards, three charming bedrooms all with stunning views and two bathrooms.

Access round the lower side of the property leads to a bedroom/suite with a separate entrance and an internal stone staircase that takes you back up to the ground floor, where a shower room can be found and a door that opens back into the sitting room. The current owners use this as accommodation for holidaymakers, generating a healthy income.



Sitting room



Kitchen



Snug



Bedroom 1



Bedroom 2



Bedroom 3

Set within approximately ½ an acre of well-tended gardens, the property offers a serene and peaceful retreat, while remaining conveniently close to the local amenities. The extensive grounds are well tended with formal and informal areas including a variety of mature trees and shrubs, providing year-round interest and colour. It also provides many fantastic viewpoints down the Troutbeck Valley. There are several patio seating areas in the farmhouse garden, perfect for al-fresco dining.

This is more than just a house; it's a property where history and modernity coexist in perfect harmony. It offers extremely flexible usage and has great pedigree as an income stream. Don't miss the opportunity to make this exceptional property your own.

Please note that there is a separate field, used for grazing, which equates to approximately 5 acres which the current owners own and is available by separate negotiation. Also at the top of the driveway is a detached converted barn which the current owners also operate as holiday accommodation. This could also be available to purchase by separate negotiation. The barn has two floors. On the ground floor is a well-appointed kitchen with modern appliances. Stairs from the kitchen lead up to a spacious open plan living room with exposed beams and views to open fields. Off the living room is a double bedroom with en-suite bathroom comprising; WC, vanity unit with wash hand basin, and bath with shower.

**Accommodation: (with approximate measurements)**

**Entrance Porch**

**Sitting Room** 19' 3" max x 17' 0" max (5.87m x 5.18m)

**Snug** 12' 6" x 12' 3" (3.81m x 3.73m)

**Dining Kitchen** 36' 4" overall x 13' 0" max (11.07m x 3.96m)

**Shower Room**

**Stairs from the sitting room leads to lower floor:**

**Bedroom 4** 13' 3" x 12' 6" (4.04m x 3.81m)

**Stairs from the sitting room leads to first floor:**

**Landing**

**Bedroom 1** 17' 9" max x 12' 4" max (5.41m x 3.76m)

**Bedroom 2** 12' 6" x 12' 0" (3.81m x 3.66m)

**Bedroom 3** 12' 0" x 8' 2" (3.66m x 2.49m)

**Bathroom 1**

**Bathroom 2**

**Property Information:**

**Services:** Mains electricity and water and a Vortex treatment plant for drainage, this is shared with the detached barn. There is an outbuilding which stores the wood pellet boiler for the heating and a large hot water tank.

**Tenure:** Freehold. Vacant possession upon completion.

Please note there is a bridleway over the driveway.

**Council Tax:** Westmorland & Furness Council

Request a Viewing Online or Call 015394 44461



Bedroom 4



Valley drone image



Gardens



Bathroom



Summerhouse

Farmhouse - Council Tax Band G

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**What3Words and Directions:** //listening.stormed.logo  
From Windermere continue on the A591 and cross over the small mini roundabout towards Troutbeck Bridge and after the petrol station on the left turn right onto Bridge Lane signposted 'Troutbeck'. Continue for approximately 1.5 miles and Town Foot is on the left hand side.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Request a Viewing Online or Call 015394 44461

## Meet the Team

### Mike Graham F.N.A.E.A.

Manager & Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



### Jacqui Todd

Sales Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



### Emma Heginbotham

Sales Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



### Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



**Book Online Now**

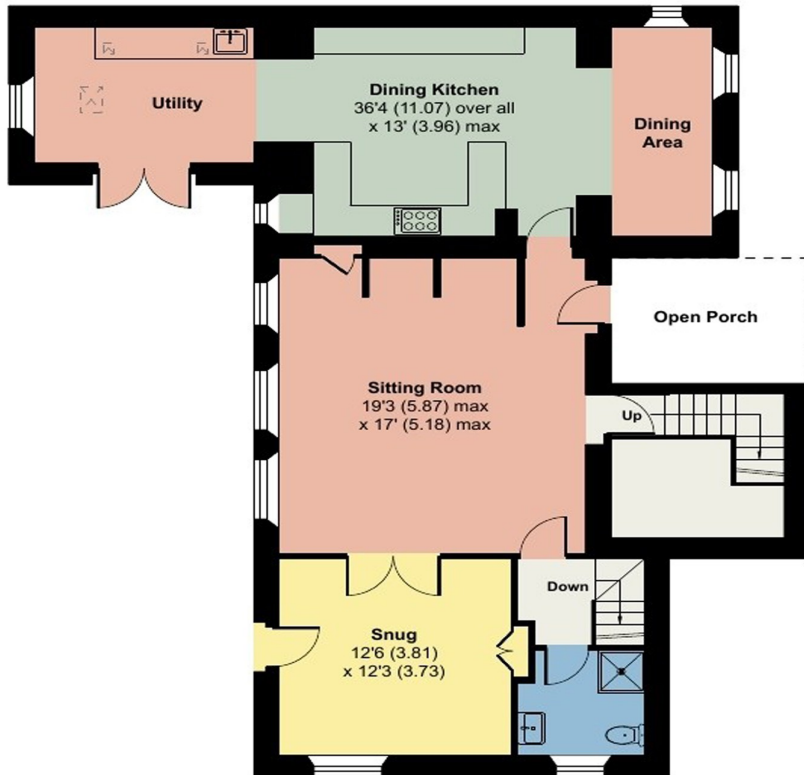


Need help with **conveyancing**? Call us on: **01539 792032**

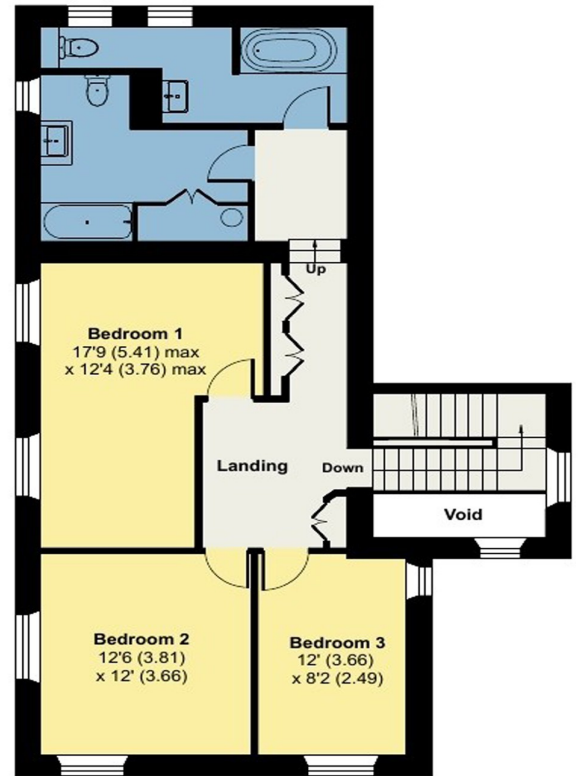


Can we save you money on your **mortgage**? Call us on: **01539 792033**

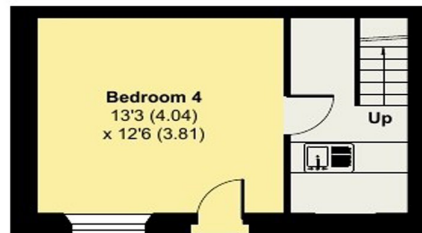
Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermeresales@hackney-



**GROUND FLOOR**



**FIRST FLOOR**



**LOWER GROUND FLOOR**

**Total area: approx. 202.5 sq. meters excluding voids (2180 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

## Townfoot. Troutbeck

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/04/2026.

Request a Viewing Online or Call 015394 44461