

HACKNEY & LEIGH

Troutbeck Bridge

£500,000

3 Calgarth Cottages, Ambleside Road, Troutbeck Bridge, LA23 1LF

3 Calgarth Cottages is a beautifully presented, cosy cottage located on a private driveway only a stones throw from Lake Windermere. This 4 bedroom home offers a local family a rare opportunity to live in a quiet, secluded area of Troutbeck Bridge, with outdoor space and woodland and fields surrounding.

Quick Overview

- Well presented 4 bedroom cottage
- Quiet, peaceful location
- Close to transport links, shops and amenities
- Thoughtfully finished
- A short drive to Windermere and Ambleside
- Ideal permanent residence
- Local occupancy conditions apply
- Gas central heating
- Parking for 2 cars
- Superfast broadband available*

Property Reference: W6418

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Living room



Kitchen



Kitchen/ dining room



Bedroom 1

Upon entry, you are welcomed by the entrance hallway, with shelving offering space for coats and shoes. To the right is the living room, which impresses. This wonderful space is naturally bright with traditional, large cottage style windows allowing for ample natural light. Wooden flooring and a wood burner with a local stone surround give the space a cosy atmosphere. Two locally sourced stone window seats add further character. Ample space for furnishings and a handmade bespoke bookshelf gives the room a unique style, fabulously tied together with thoughtful details, including agate stone inlaid into the sliding door frame into the kitchen.

The kitchen and dining room is stylish, with a bespoke dining table with complementing agate detail, and wooden flooring throughout. Ample soft-close base units line the walls and island, with contemporary grey stone-effect worktops. The notable pendant light above the island is made from locally sourced driftwood, pulling together a truly unique and stylish interior. An electric induction hob to the island is sleek and a Hotpoint double oven is integrated. A stainless steel sink with a mixer tap completes the kitchen. Two locally sourced stone window seats continue the characterful theme. Access to the rear garden is through the glazed door.

The utility/pantry is accessed both from the kitchen and the hallway, with useful storage to wall and base units and plumbing for a washing machine. The rear porch houses the boiler and allows access to the courtyard outside. Following back through to the hallway is a WC with sink, tucked neatly under the stairs behind a sliding door.

Upstairs, the spacious landing offers drop down loft access, where the water tank is housed. The loft is noticeably large and could potentially be used for additional bedroom or usable space if so desired, subject to the necessary consents.

Bedroom 1 is a king-size room with a large, traditional style wooden window which welcomes in morning light and offers an aspect to woodland.

Neutral yet tasteful decor with space for furnishings, and three small alcove shelves adding characterful detail. A flue from the downstairs wood burner heats the room nicely. Bedroom 2 is a large double with space for furnishings, bright with a peaceful woodland aspect. Bedroom 3 is a small double with space for furnishings, a woodland outlook and laminate wood effect flooring. Bedroom 4 would make a good home office, looking out onto the garden and woodland beyond.

Outside, a patio to the rear is large enough for outdoor furnishings, perfect for enjoying warmer evenings. A woodstore to the side serves the wood burner, and a 6 by 10 feet garden shed beyond offers useful storage space. The lower garden has a small pond alongside an ample lawned area with a characterful Lakeland stone wall to the side. Steps lead to the upper part of the garden, with a gate to the rear where there is currently a chicken coop. To the front of the property are two parking spaces, one directly in front of the property and one at the end of the row.

A thought from the owners ... "A peaceful, private home with woodland all around and a long driveway away from the road. Loved in every season."

Accommodation with approximate measurements:

Ground floor

Living room: 5.25 x 3.41m (17'2" x 11'2")

Kitchen/dining room: 5.84 x 3.84m (19'1" x 12'6")

Rear porch: 1.51 x 1.85m (4'11" x 6'0")

Utility: 2.83 x 1.83m (9'3" x 6'0")

Stairs to first floor

Bedroom 1: 4.58 x 3.57m (15'0" x 11'8")

Bedroom 2: 3.22 x 3.56m (10'6" x 11'8")

Bedroom 3: 4.35 x 2.09m (14'2"x 6'10")

Bedroom 4: 10' 1" x 7' 0" (3.07m x 2.13m)

Bathroom: 9' 11" x 6' 10" (3.02m x 2.08m)

Property information:

Council Tax : Westmorland and Furness Council - Tax Band E.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Services: The property is connected to mains water, electricity with mains gas central heating. Private shared drainage.

Tenure: Freehold. Rights relating to the shared private drainage and parking area are set out in the Transfer, and details will be provided with the contract information

What 3 Words and Directions: ///chugging.interval.castle
Take the A591 towards Troutbeck Bridge. At Cook's House roundabout, continue straight. Pass the fuel station on the left hand side, and take the next left. Calgarth cottages is on the right hand side along the country lane with fields and woodland to either side. Number 3 is in the corner.

Viewings: Strictly by appointment with Hackney & Leigh.

Agents Information: 3 Calgarth Cottages has an occupancy condition that says it must be occupied by a person as their main residence, who has either been continuously resident in the immediate locality for 3 years or has been in continuous employment in the immediate locality for at least 6 months and for a minimum of 16 hours per week. The immediate locality in this instance is the administrative parishes of Lakes (including Ambleside and Grasmere), Skelwith and Windermere. The owner has applied to the Lake District National Park Authority to extend this area to the wider southern locality set out in the Authority's current Housing SPD. This application is pending and has not yet been decided, so buyers should not assume it will be granted. The list of proposed parishes is available from Hackney and Leigh on request, and full wording will follow once the Authority's decision is received.



Bedroom 2



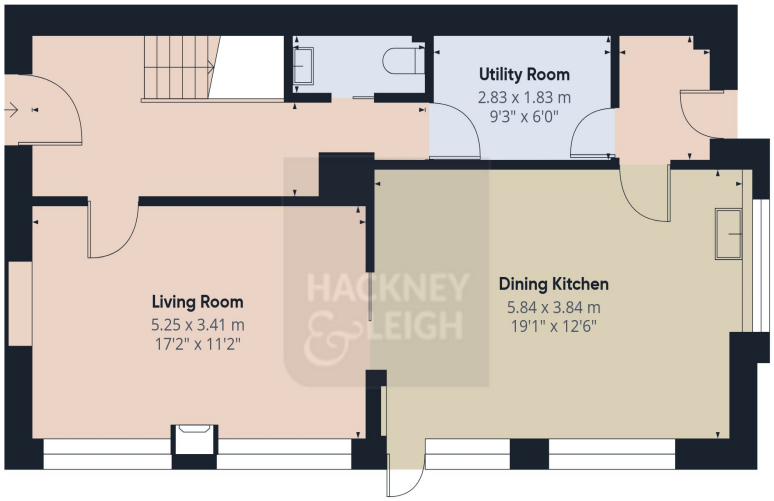
Bedroom 3



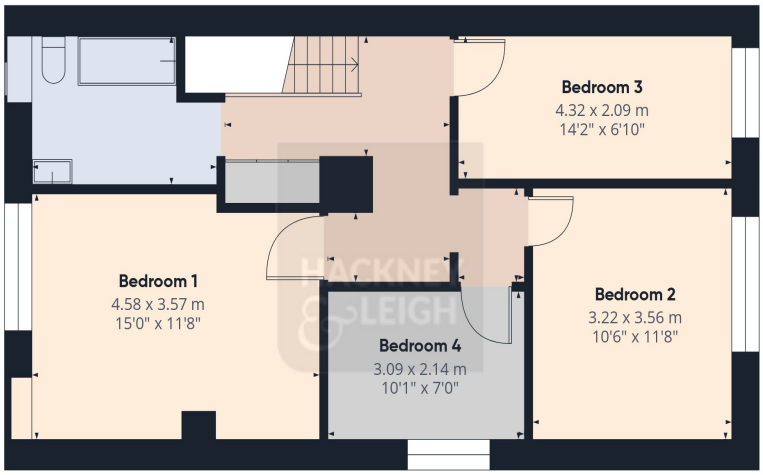
Bathroom



Rear Garden



Ground Floor



First Floor



Approximate total area(1)

125.8 m²

1354 ft²

(1) Excluding balconies and terraces

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

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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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

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 26/10/2026.