



Hilltop House

High Green, Troutbeck, LA23 1PN

Guide Price £575,000

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Truly a luxurious place to escape to, Hilltop House offers a sense of seclusion while remaining just a short drive from the amenities of Windermere and Ambleside. Currently run as a successful holiday let, it also presents an excellent opportunity as a private retreat or second home.

Beautifully crafted with a focus on comfort and quality, the property features a welcoming interior with an open plan living space drawing in natural light and showcasing the stunning landscape.

The true highlight is the breathtaking outlook, with far-reaching views across Troutbeck Valley towards Lake Windermere and the surrounding fells, creating a calm and inspiring setting that perfectly captures the essence of the Lake District.

Troutbeck is a conservation village and one of the most sought after locations in the Lake District National Park. 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. Close to the property are plenty of country and fell walks including a popular footpath leading across Wansfell into the market town of Ambleside.



Accommodation

Ground Floor

Steps from the driveway lead down to the garden and the front door, which leads to;



Entrance Hall

Ample space for kicking off shoes and hanging coats, with built in storage cupboards and additional heated cupboard, perfect for drying wet clothes and boots after embracing the outdoors. Doors leading off to the two double bedrooms, plus the washing machine is housed in a separate cupboard at the bottom of the stairs, before ascending to the first floor.



Bedroom 1

A double bedroom with access to the front garden and overlooking the lake and fells beyond. Wall mounted TV unit, built in wardrobes and ensuite bathroom facilities.



Ensuite Bathroom

With fully tiled walls and flooring, WC, washbasin, heated towel rail and bath with double shower over.



Bedroom 2

Another double bedroom with views of the lake and fells, wall mounted TV unit and electric meter wall cupboard.



Ensuite Bathroom

With fully tiled walls and flooring, WC, washbasin, heated towel rail and bath with double shower over.

First Floor

Staircase leads up to the first floor open plan living space.



Open Plan Living/Dining Area

Triple aspect room with spectacular far-reaching views towards Lake Windermere and the surrounding fells. Wall mounted TV unit, exposed beams, space for dining table and access to open plan kitchen.



Kitchen

Fitted wall and base units, Hisense induction hob with extractor over, integrated Indesit single oven, Russell Hobbs integrated microwave, stainless steel sink, fitted Neff dishwasher and integrated Hisense fridge.



Outside

Driveway parking and a perfect low maintenance lawn and patioed seating area offering a lovely spot to sit and enjoy a peaceful morning coffee or entertain friends and dine alfresco at the outdoor table.



Services

Mains water and electricity. LPG gas central heating and shared septic tank located in neighboring garden.

Tenure

Long leasehold for the balance of a 999 year lease which commenced in 2013.

An annual ground rent of £300 is payable.

Business Rates

Westmorland and Furness Council – business rates are payable. Rateable Value of £2,650 (with effect from 01.04.26) with the standard multiplier of 54.6p. Currently 100% small business relief applies, purchasers are advised to make their own enquiries.

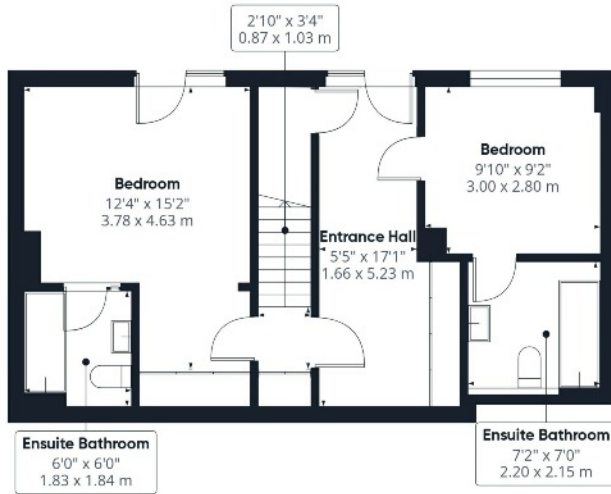
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

What3Words

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Floor 0

Approximate total area⁽¹⁾

812 ft²

75.4 m²

(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.

GIRAFFE 360



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	56
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

