

Troutbeck

£1,250,000

Cragg Cottage, Troutbeck, Windermere, LA23 1PQ

A historic 4 bedroom detached house of exceptional character, enjoying breathtaking views across the Troutbeck Valley, with mature gardens and additional land of approximately an acre. Situated in the heart of the beautiful Valley, this enchanting period detached house offers a rare opportunity to acquire a truly special country home in an idyllic rural setting.

Quick Overview

Historic picturesque detached cottage

4 bedrooms and 3 reception rooms

Traditional in style with an abundance of character features

Stunning views towards the Kentmere Horseshoe

Generous and flexible living space

Mature, established gardens to all sides

Parking to for several vehicles

Additional acre of land

Idyllic setting in the heart of Troutbeck Valley

Ultrafast Broadband available

Property Reference: W6420

4 | 3 | 3 | EPC F | *Ultrafast broadband* | *Parking for several vehicles*



Kitchen



Dining Room



Living Room



Sitting Room

Traditionally presented and rich in period charm, the property retains an abundance of character features that reflect its fascinating heritage. From its timeless, traditional appeal to its wonderful setting amidst rolling countryside, this is a home that combines historic charm with the tranquillity of Lakeland living.

Enter this delightful property through the large oak door within the covered porch into a flagged entrance hall with the kitchen to the right and reception rooms to the left. The kitchen is sizeable enough to house a central dining table and there is a range of wall and base units with integrated dishwasher, fridge freezer and oil fired AGA which also contributes to hot water and heating. There are granite worksurface areas with drainer grooves and inset sink unit. Stripped floorboards throughout and beams to ceiling add to the character of this room and it boasts magnificent views across to the back of Kentmere Horseshoe and the Troutbeck Valley. A door leads down to a lower ground floor area where this space can be utilised for a utility/storage/boot room. There is plumbing for a washing machine and access to the garden area. A boiler room houses the oil fired boiler and there is also an undercroft area too.

There are three reception rooms which provide practical space for families and for visiting guest to have overspill accommodation to enjoy and entertain in. The dining room offers formal dining and talking point features such as the spice cupboard and oak panelling. The oak staircase leads to the upper floors and there is an ornate cast iron stove set on a stone mantle. With beams to ceiling and leaded windows offering a front aspect, this is a truly characterful room. Adjacent, is a Sitting Room with cast iron fireplace, ornate surround, tiled hearth and brass fender. Again, there are beams to ceiling and aspect to garden.

Leading on there is a study space on the ground floor which could offer a multitude of uses. A further room beyond serves as the Living Room with double doors leading onto a front patio area and which also brings in good natural light. A cast iron stove is fitted and set on slate hearth with oak mantel over and built in bookcase. From the stairs at half landing level there is a WC with wash hand basin and there is also access to the rear garden. At landing level, a slim built in storage cupboard and rear aspect from 2 windows.

Bedroom 1 is accessed by the Dressing Room through double oak doors. Bedroom 1 is of generous proportions and has beams and rooftop views to the open countryside. This is a useful space for extra storage and dressing table/chest of drawers etc. Two tread stairs lead to the bedroom which is a sizeable room and has built in wardrobes and dressing table area, beams to ceiling and airing cupboard housing hot water cylinder and shelving. There are lovely views to enjoy from this room.

Off the landing is a partially tiled shower room which has a corner shower, WC and wash hand basin. Window with rear aspect.

Bedrooms 2 and 3 are both double bedrooms with range of wardrobes and dressing table areas and have rooftop views. The 4th Bedroom had been utilised as an art studio and is well proportioned. It boasts its own bathroom with bath, basin and WC. Although this bedroom has some restricted headroom, it is easily adaptable for bedroom use - perfect for guests/extended family.

The family bathroom comprises a panelled bath, wash basin, and shower cubicle with electric shower.

Outside, the property is surrounded with its mature gardens, patio areas and established borders, offering a peaceful setting in which to enjoy the surrounding landscape and incredible views. Additional land (all amounting to approximately 1 acre) further enhances the appeal, providing a wonderful sense of space and possibilities for those seeking a closer connection with the countryside or wishes to embrace rural living. Gated access to the private drive leads to parking available to the



Sitting Room



Bedroom 1



Bedroom 2



Bedroom 3



Studio/Bedroom 4



Drone

rear, adding to the practicality of this appealing rural retreat. The views towards the dramatic peaks of the Troutbeck Valley provide a spectacular natural backdrop, with the changing seasons bringing ever-changing scenery to this much-loved corner of the Lake District. Whether envisaged as a permanent country residence, a welcoming family home or a peaceful escape from the demands of modern life, this distinctive property offers a rare combination of history, character, space and setting.

Entrance Hall

Living Room: 16' 6" x 14' 10" (5.03m x 4.52m)

Study: 14' 6" x 11' 6" (4.42m x 3.51m)

Sitting Room: 15' 5" x 13' 9" (4.7m x 4.19m)

Dining Room: 16' 0" x 12' 5" (4.88m x 3.78m)

Kitchen: 17' 4" x 13' 9" (5.28m x 4.19m)

Garden storeroom/Utility: 8' 2" x 6' 11" (2.49m x 2.11m)

First Floor Landing:

Bedroom 1: 15' 3" x 11' 2" (4.65m x 3.4m)

Dressing Room: 15' 1" x 8' 3" (4.6m x 2.51m)

Shower Room:

Bedroom 2: 12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom 3: 12' 1" x 11' 6" (3.68m x 3.51m)

Family Bathroom:

Bedroom 4/Studio: 15' 0" x 10' 11" (4.57m x 3.33m)

En Suite Bathroom:

Parking: Parking for several vehicles is available to the rear of the property

General Information:

Tenure: Freehold

Services: Mains water and electric. Oil fired central heating. Shared water treatment plant with neighbour, situated on nearby land.

Council Tax: Westmorland and Furness Council - Band G.

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

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

What3words and Directions: paradise.teaspoons.outlooks. From Windermere proceed towards Ambleside on the A591, bearing right after the petrol station at Troutbeck Bridge onto Bridge Lane. Continue up the lane bearing right at the junction passing the village post office and shop and take a left turn shortly after up a private lane to gated access into Cragg Cottage.

Anti Money Laundering: 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).



Front exterior



Patio Area



Views



OS map

Request a Viewing Online or Call 015394 44461

Meet the Team

Mike Graham F.N.A.E.A.
Manager & Property Valuer
Tel: 015394 44461
mag@hackney-leigh.co.uk



Hayley Wilson
Assistant Manager & Property Valuer
Tel: 015394 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



Mark Brierley
Viewing Team
Tel: 015394 44461
windermeresales@hackney-leigh.co.uk

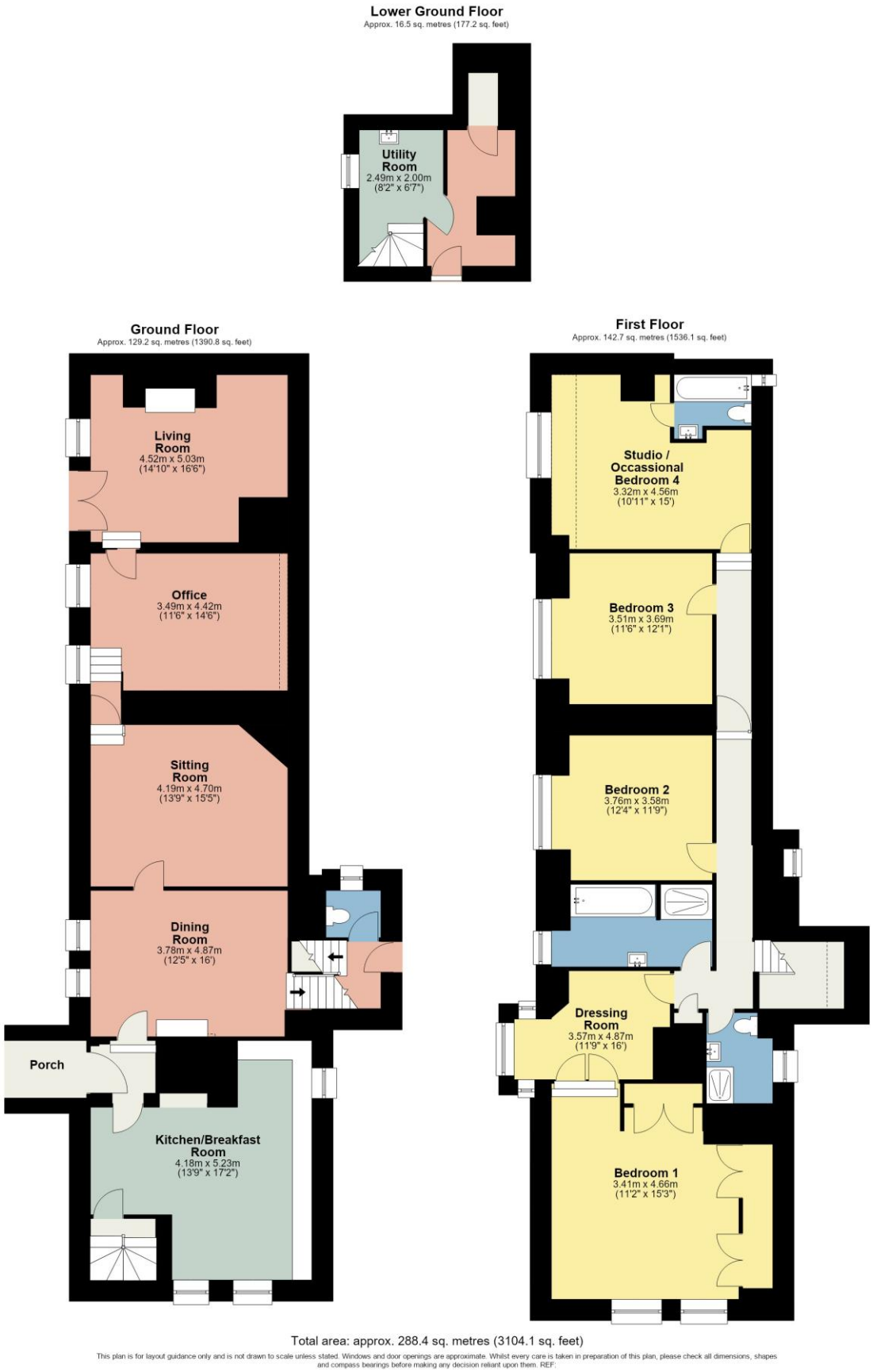


Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



Need help with conveyancing? Call us on: 01539 792032

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



A thought from the owners: 'This is a peaceful place to live, surrounded by nature, yet in a village and only a short drive to Windermere.'

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 31/10/2026.

Request a Viewing Online or Call 015394 44461