



The Old Post Office

18 Brook Street, Troutbeck Bridge, Windermere, LA23 1HN

Guide Price £495,000

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18 Brook Street, Troutbeck Bridge

A rare opportunity has arisen to purchase The Old Post Office, a unique and delightful, Grade II listed cottage dating back to 1642. This quirky, characterful cottage offers very versatile accommodation, which is currently two holiday lets with their own external entrances but also an internal connecting door and staircase if required. This charming cottage has been well maintained by the current vendors and whilst the property has been modernised over the years, the cottage still retains many original features including flagged floors, beams & lintels and exposed feature fireplaces. It is even said that timber from the Spanish Armada was used in the construction of the property, adding a fascinating layer of historical intrigue.

The ground floor accommodation comprises of a large open plan kitchen, living and dining area, two double bedrooms and a bathroom. The second floor offers a further spacious open plan living area, two further double bedrooms and a bathroom with separate WC. Over the years, the property has served a variety of purposes, including as a Greek Lace Factory and later as the local post office, reflecting its rich and varied history.

There is a cottage style outdoor area to the front of the property and at the rear of the property there is a pleasant patio area which enjoys the morning sun. There is a privately owned parking area located just a few yards from the cottage, which easily accommodates two vehicles. This versatile property will appeal to a wide range of buyers, those who are looking to rent out the apartments separately as investment properties and also those looking for a property to generate income whilst also offering a bolt hole retreat for their own personal use or to live in permanently.

Pleasantly located with a cluster of similar properties in the Lakeland Village of Troutbeck Bridge which has a thriving community with many beautiful walks from the doorstep. Troutbeck Bridge offers a village and community located between Windermere and Ambleside. There is a hotel, secondary school, petrol station with a Spar grocery store and a gym in the village. Easy access south to Kendal and the M6 with the open top bus stop close by and also the railway station which is located close by in Windermere.



The Old Post Office, 18 Brook Street (Ground Floor)



A few steps lead to the front door, which has a porch style roof over. Entering the cottage through the door into;



Open Plan Living Space/Kitchen

This large versatile space offers a kitchen to one side, with beautiful original flag floors. The kitchen offers a good range of wall and base units, sink unit, integral fridge, Bosch electric oven and hob with extractor over. There is also space and plumbing for a washing machine. The original spice cupboard offers a great storage space. There is a light and bright space for a dining table in front of the window which has the benefit of a built in window seat. There is also a feature fireplace with plenty of space for sofas to cosy up in an evening. There is a radiator, exposed ceiling beams and lintel's to this open plan living space.



An internal door at the bottom of the original staircase connects the two apartments internally if needed.



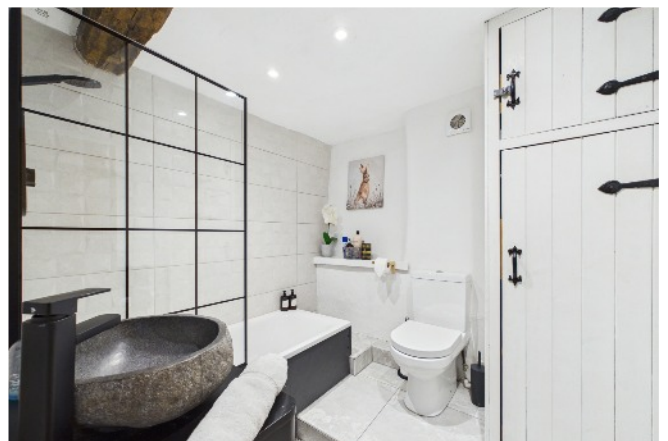
Bedroom One

A good sized light and bright double bedroom with two double glazed windows over looking the front of the property. The room also has a radiator, plenty of space for furniture and exposed beams.



Bedroom Two

Located at the rear of the property this double bedroom (currently used as a twin room) has a double glazed window, radiator, exposed beams and a fitted shelf. There is also ample space for bedroom furniture.



Bathroom

A completely modernised bathroom with a three piece suite in white comprising WC, wash hand basin and bath with mixer and electric shower over. Partially tiled walls and a built in storage cupboard. Heated towel rail, extractor fan and exposed beam.

Quirky Cottage (First Floor)



External door at the side of the property leads into the kitchen of the first floor apartment.



Dining Kitchen

A light and bright kitchen with a good range of base and wall units, sink, built in oven, electric hob with extractor hood over, integrated fridge/freezer and dishwasher. There is space and plumbing for washing machine. The room also has exposed beams, tiled splashbacks, radiator and a single glazed window looking out to the rear of the property.



Open Plan Living Area

Open to the Kitchen this light room has two single glazed windows with window seats and original shutters, over looking the front of the cottage. There is also a radiator and a log burner.

Landing

Single glazed window with window seat looking out at the rear of the property, there is also a radiator, exposed beams and access to the loft hatch. Off the landing is a separate WC with an original stained glass window, radiator, WC and finished with part tiling to walls. Plus, the internal door at the bottom of the original staircase connecting the two apartments.



Bedroom One

A bright double room located at the front of the cottage with a single glazed window with window seat, radiator, and exposed beam.



Bedroom Two

A further double bedroom (currently used as a twin room) at the front of the property with a single glazed window with window seat, radiator, telephone point.



Bathroom

A modern bathroom, with single glazed window, radiator and a two piece suite comprising of wash hand basin, bath with mixer shower, built in cupboard housing gas central heating boiler, extractor fan and tiling to walls.



Outside

The front of the cottage offers a pretty country cottage style facade, complimented with well stocked raised beds, which are abundance of colour, flowers and herbs. There are also neat stone steps and decorative slated chippings with a seating area. There is a delightful patio and lawned area to the rear and off road parking for two vehicles, in the private car park area.

Services

All mains services connected. Gas central heating.

Business Rates

Westmorland and Furness Council - business rates are payable. Rateable Value of £4,900 (with effect from 01.04.26) with the small business multiplier of 38.2p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

Tenure

Freehold.

Broadband

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

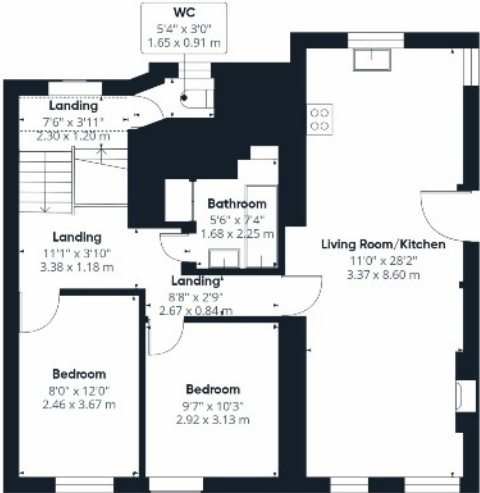
What3Words

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Floor 0



Floor 1

Approximate total area⁽¹⁾
1330 ft²
123.7 m²

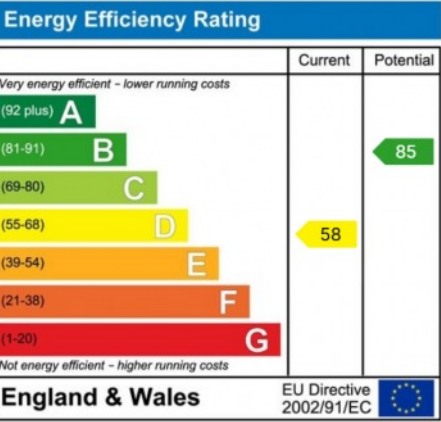
Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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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.