



REGENT  
ESTATES

# TROUTBECK FARMHOUSE

£1,795,000 Freehold

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## ACCOMMODATION

Nestled in the picturesque village of Troutbeck is this delightful four bedroomed Grade II listed former farmhouse dating back to the 17th century with ample gardens, a detached one bedroomed barn conversion and an option to buy the adjoining 5 acre field by separate negotiation.

The house is tastefully presented offering a flexible layout perfect for family living, with a unique blend of historic charm and modern comforts. It has a renewable energy heating system with income from a government RHI scheme and three EV chargers.

An open porch greets you up the stone driveway, complete with original grand oak doorway, leading to an inviting sitting room with exposed beams, oak panelling, an inglenook fireplace with wood burning stove and stone flagged floor with underfloor heating, a snug with beautiful views over the valley with doors out to the garden, the kitchen is open to a dining area and fitted with modern traditional style units, with an additional utility/breakfast area with French doors that open out onto a sheltered patio. 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, upstairs shower room and door opening back into the sitting room. The current owners use this as accommodation for holidaymakers.

At the top of the driveway is the annexe barn which the current owners operate as holiday accommodation. It has a well-appointed kitchen with modern appliances, a first-floor spacious open plan living room with views to open fields and a double bedroom with en-suite bathroom.

Set within approximately ¾ acre of well-tended gardens, the property offers a peaceful retreat, while remaining conveniently close the local amenities. There is plenty of outside storages, including a summer house offering fantastic viewpoints of Troutbeck Valley.

## LOCATION

## OUTSIDE

Location: 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.

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.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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## Troutbeck, Windermere, LA23

Approximate Area = 2180 sq ft / 202.5 sq m (excludes voids)

Cottage = 874 sq ft / 81.1 sq m

Outbuilding = 30 sq ft / 2.8 sq m

Total = 3084 sq ft / 286.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hackney & Leigh. REF: 1168035

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