



Troutbeck

£1,150,000

Low Fold Farm, Troutbeck, Windermere, LA23 1PF

A charming detached, Grade II listed former farmhouse, offering 3 – 4 bedrooms with an attached 1 bedroom cottage currently operating as a successful holiday let.

Believed to date back to 1615 which has been lovingly cared for by the present owners and oozes character and charm with exposed beams, traditional oak woodwork and original court cabinet and a highly unusual oriel window in the drawing room which is unique to our area.

Quick Overview

- 3/4 Bedroom traditional Farmhouse
- Additional attached 1 bedroom holiday let
- 4 Bath/shower rooms
- Superb rural location
- In the centre of the hamlet of Troutbeck
- Stunning surrounding views
- Grade II listed property
- Private parking and wonderful gardens
- Dating back to 1615 with fabulous features
- Ultrafast broadband available



5



4



3



E



Ultrafast
available



Driveway parking

Property Reference: W6379



Kitchen

A historic and utterly charming former farmhouse, this property is right in the heart of the picturesque village of Troutbeck, and it's difficult to fail to get a fabulous view from any window.

From the first moment you enter, it's obvious the current owners have been careful custodians of the house, immaculately presenting and lovingly preserving the traditional features that make this property so wonderful.

The farmhouse kitchen is complete with stone flagged floor, a small utility off and a boiler cupboard.

The dining room is a step back in time with exposed beams, traditional oak partitioning, an original court cabinet and traditional oven fireplace.



Dining Room

The snug also doubles as bedroom 4 and has a door into the lovely garden. Access from the dining room leads to a small cellar which also has an internal little well – a real luxury in 1615!

A most interesting staircase leads to the first floor with the main drawing room located here. A truly enchanting room with a high vaulted ceiling showing the exposed beams and trusses, substantial fireplace with wood burning stove and rare oriel window. There is also an unobstructed view to Appletwhaite and the neighbouring fells.

Bedroom 1 with en-suite bathroom, bedroom 2 and family shower room are also on this floor.

Each room in the house has its own traditional features, too numerous to mention each one.

Attached is Granary Cottage, presumably converted from an old granary store many years ago. This is now run as a very successful, 1 bedroom, holiday let cottage.

Access to the cottage is via the side of old stone external steps into the living room with kitchen area.

A relatively narrow staircase leads down to the bedroom on the ground floor with ensuite shower room.

Outside, the grounds amount to 0.2 acres - more than ample for a secluded garden, mainly laid to lawn with a gravel seating area and many mature shrubs including azaleas and rhododendron. It is a truly wonderful place to sit, relax and enjoy the surrounding scenery.

The gravel drive continues past a well stocked rockery and down to a paved area with further views across the valley. There is a timber shed in disrepair and a drive offering plenty of parking space.

Outside is a gated, flagged yard, the Spinnery next door has pedestrian rights of access.

At the other end of the drive there is a second gate leading to Bridge Lane, via the tarmac drive of the adjacent property. The strip of land between the top of Green Gate and Low Fold Farm boundary wall belongs to the property and is stocked with mature plants.



Bedroom 3



Library



Drawing Room



Drawing Room



Bedroom 1



Bedroom 2



Granary Bedroom



The Granary Living Room

Low Fold Farm and Granary Cottage are truly a rare find in a most beautiful location in the heart of the picturesque village of Troutbeck. It is a conservation area to protect its natural heritage, with a village shop conveniently opposite the property. A short drive will take you to Ambleside or Windermere. Having sought-after outside space and dramatic views all year round, this is undoubtedly a fabulous opportunity to own a unique second home or permanent residence with an additional income from letting Granary Cottage. Do not miss the opportunity to become the next owner of this fabulous, Grade II listed farmhouse and book a viewing today.

Entrance Porch

Kitchen 3.77 x 5.20m (12'4" x 17'0")

Utility 1.24 x 2.93m (4'0" x 9'7")

Boiler Room

Hallway

Dining Room 5.06 x 4.41m (16'7" x 14'5")

Cellar

Snug/Bedroom 4 3.85 x 3.14m (12'7" x 10'3")

Bedroom 3 2.44 x 3.15m (8'0" x 10'4")

Shower Room 2.11 x 1.71 (6'10" x 5'7")

Stairs to first floor

Landing

Drawing Room 5.46 x 5.22m (17'10" x 17'1")

Library/Office 2.20 x 3.42 (7'2" x 11'2")

Bedroom 1 2.79 x 4.28m (9'1" x 14'0")

En-suite

Bedroom 2 3.01 x 4.02m (9'10" x 13'2")

Airing cupboard

Shower Room 8' 6" x 5' 10" (2.59m x 1.78m)

Granary Cottage

Living/Dining/Kitchen area 2.78 x 5.02m (9'1" x 16'5")

Bedroom 2.92 x 3.86m (9'7" x 12'8")

En-suite

Property Information

Services Mains electrics and water, private drainage to septic tank. Oil fired central heating. We understand the private drainage system is not compliant with modern regulations.

Tenure Freehold

Council Tax and Business Rates Westmorland and Furness Council Tax - Band F.

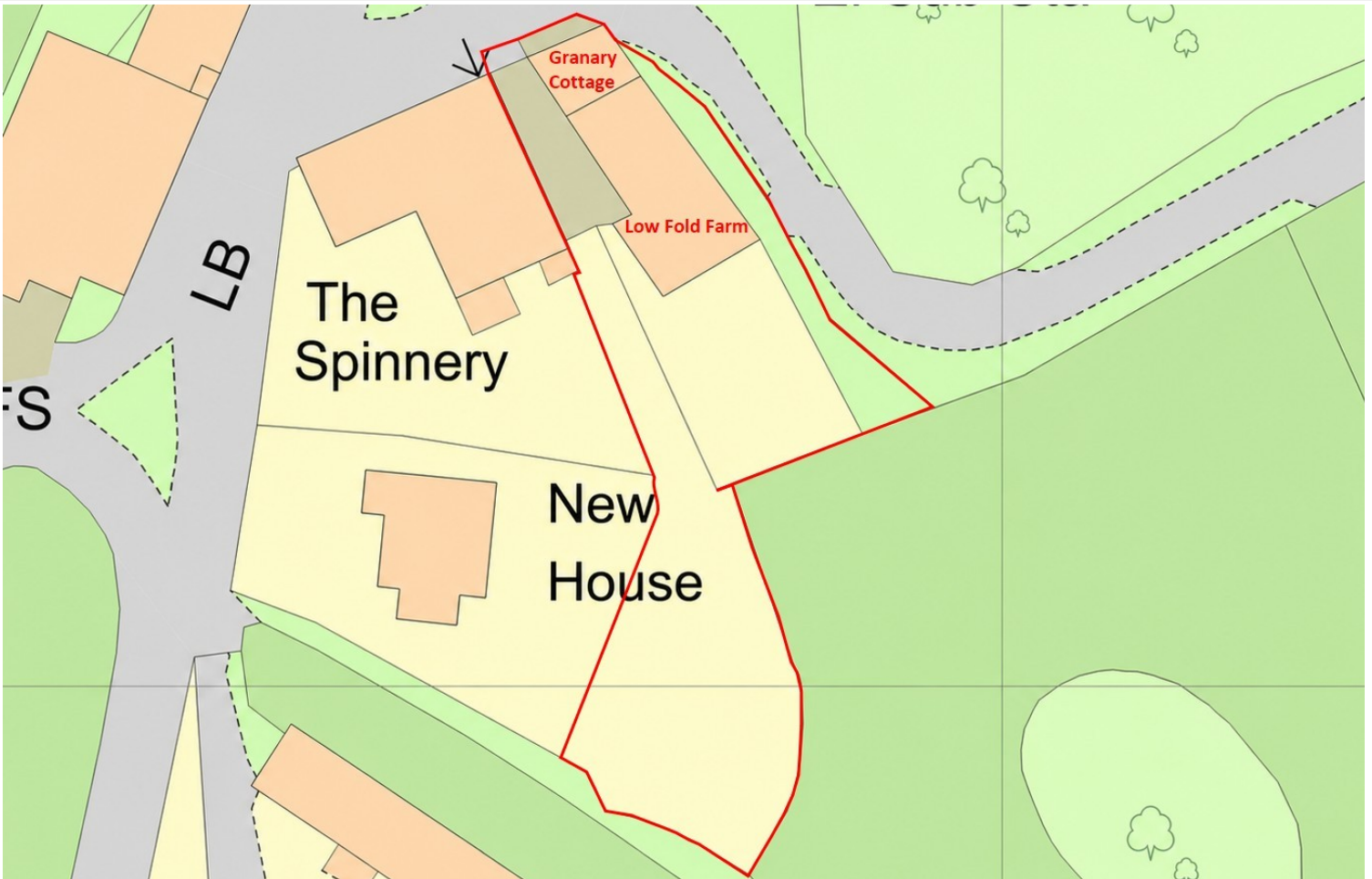
Granary Cottage has a rateable value of £1,825, with the amount payable being £894.25; the current owner benefits from small business rates relief and pays £0.

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

Viewings: Strictly by appointment with Hackney & Leigh.



Gardens



OS Plan



Valley view



Aerial View



Exterior and Oriel Window

What3Words ///rainwater.savers.exotic

Agents Information: We are informed that the septic tank is non compliant.

Directions Continue on the A591 towards Cook's House Roundabout and take the third exit. Continue up Patterdale Road towards Troutbeck. Just before the Church is a left turning. Take this and continue along here until reaching the junction. Low Fold Farm is on the left, and Granary Cottage is attached.

Anti-Money Laundering (AML) 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).

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

windermersales@hackney-leigh.co.uk



Emma Heginbotham

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jane Roberts

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Mark Brierley

Viewing Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



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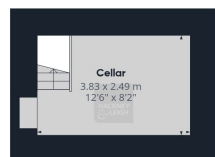


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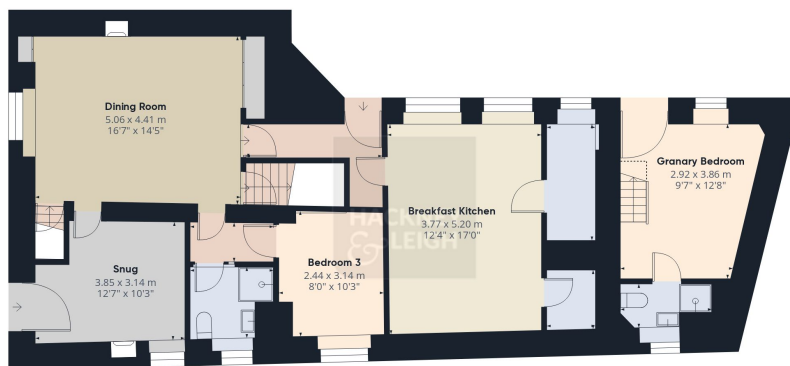


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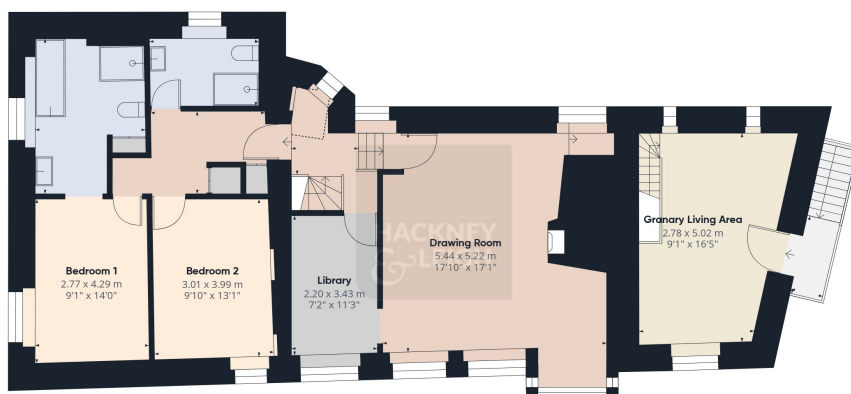
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Cellar



Ground Floor



First Floor



Approximate total area⁽¹⁾

203 m²
2185 ft²

Balconies and terraces

4.4 m²
47 ft²

Reduced headroom

1.9 m²
20 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

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