HACKNEY & LEIGH

Troutbeck

£480,000

The Curious Orange, Troutbeck, Windermere, Cumbria, LA23 1PN

Situated in the tranquil Conservation village of Troutbeck and the beauty of the Lake District is a delightful holiday let cottage.The Curious Orange is a most attractive 2 bedroom cottage that offers a perfect blend of comfort and charm, in an idyllic setting and perfect as a lock up and leave holiday cottage.

Quick Overview

- Charming two bedroom semi-detached cottage
- Delightful open plan living room and fitted kitchen
- Two bedrooms and modern shower room
- Peaceful location
- Excellent views over the Troutbeck Valley
- Patio and parking
- Tasteful décor and finish throughout
- Currently a successful holiday let
- Recently installed ground source heat pump
- Superfast Broadband available

Property Reference: W6040

2 | 1 | 1 | D | *Superfast broadband* | *Off road parking*

Open Plan Living Room

Open Plan Living Room

Kitchen

Kitchen

Description:
As you step from the porch into the warm and inviting open plan living space, you will take in the tasteful decoration with its touch of rustic elegance that continues throughout the cottage. The open-plan layout seamlessly connects both the living and kitchen, creating a cosy and sociable atmosphere. On the first floor, you'll find two beautifully appointed bedrooms. And let's not forget the stunning views of the surrounding fells. The Curious Orange truly offers a tranquil escape from the hustle and bustle of everyday life.

Location: Located towards the top of Troutbeck village roughly halfway between the Queens Head and Mortal Man pubs.

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 then the Mortal Man Inn. Proceed for a few hundred yards past the Inn, and the Curious Orange can then be found on the right with a parking just below the cottages.

Property Overview: The Curious Orange is a 2 bedroomed character cottage set in the delightful hamlet of Troutbeck perfect as your very own bolt hole in the heart of the Lake District or to be run as the current owners a successful holiday let.

The entrance porch leads through into an open plan living room/kitchen. The living room still has its original wooden beams and a cosy wood burning stove with exposed timber lintel and stone hearth. The kitchen area whilst compact has been fitted to a high standard with contemporary units and fitted appliances of inset Bosch electric oven, induction Bosch hob with extractor above, built in Bosch dishwasher and fridge/freezer.

An open staircase from the living room lead to the first floor.

Landing with a deep cupboard housing the Gledhill hot water cylinder and loft access. The two bedrooms comprises a double and a single bedroom with built in cupboards, with the single currently in use as a dressing room. The modern shower room is attractively tiled and comprises fitted furniture with a WC and wash hand basin and a large walk-in shower and there is a heated towel rail.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Open Plan Living Room & Kitchen 15' 3" x 12' 9" (4.65m x 3.89m) plus 9'9" x 5'2" (2.97m x 5.2m)

First Floor

Landing

Bedroom 1 9' 10" x 8' 10" (3m x 2.69m)

Bedroom 2/Dressing Room 10' 5 max " x 8' 2 max" (3.18m x 2.49m)

Shower Room

Outside: To the front of the cottage is a paved patio ideal for your morning coffee or early evening gin and tonic.

Services: Mains water and electricity. Electric central heating. Private drainage to small sewerage treatment plant shared between The Cosy Peacock and the two neighbouring properties, Butt Hill Cottage and Buttercup Cottage and recently replaced with a brand new system in October 2024 and in Summmer 2026 a ground source heat pump.

Business Rates: Westmorland & Furness Council - The Rateable value of £2.000 with the amount payable of £980.00 for 2024/2025. Small business rates relief may apply.

Tenure: Freehold - Vacant possession on completion

Viewings: Strictly by appointment with Hackney & Leigh Limited - Windermere Office - Telephone: 015394 44461

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

Anti-Money Laundering Regulations 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).

Bedroom1

Bedroom 1

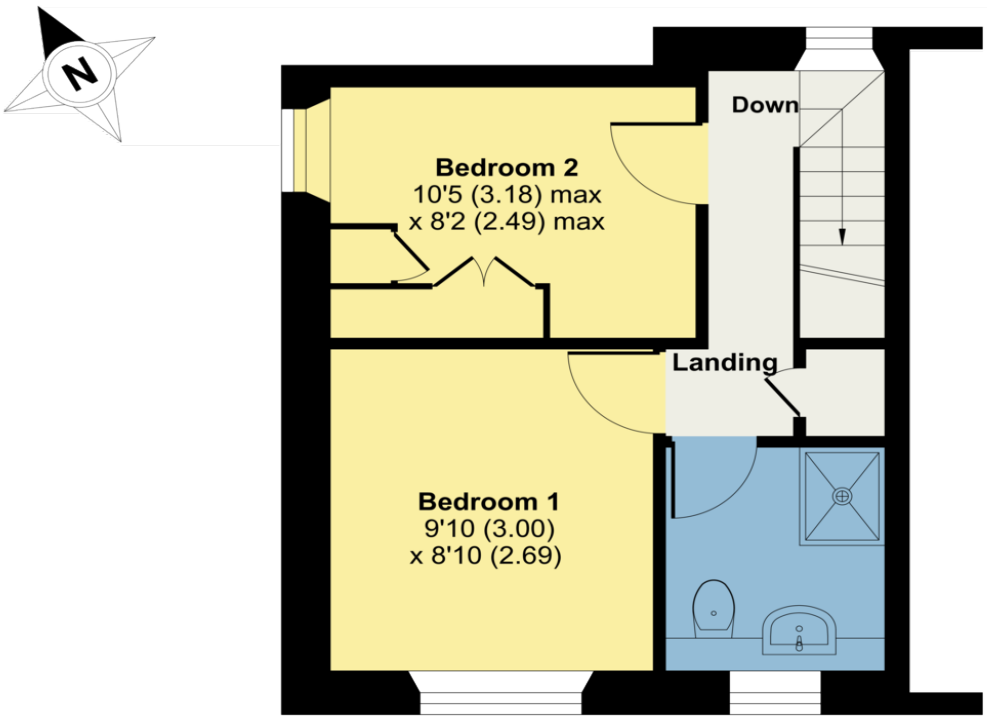
Bedroom 2/Dressing Room

Bedroom 2/Dressing Room

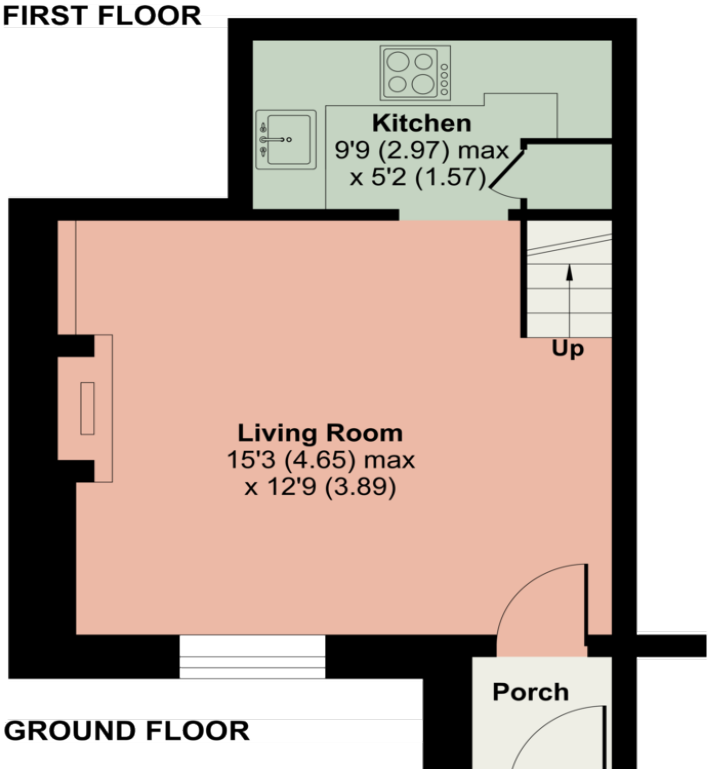
The Curious Orange, Troutbeck, Windermere, LA23

Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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