



5 Calgarth View

Troutbeck Bridge, Cumbria, LA23 1HL

Guide Price £335,000

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Troutbeck Bridge

5 Calgarth View is a charming mid-terrace cottage nestled in the heart of Troutbeck Bridge, perfectly positioned between Windermere and Ambleside. Forming part of a picturesque cluster of 18th and 19th century cottages, this beautifully updated home blends traditional character with modern comfort. Recently enhanced with a stylish new kitchen and bathroom, the property also benefits from double glazing throughout and elegant oak doors on the ground floor.

Deceptively spacious, the accommodation comprises a welcoming breakfast kitchen, a cosy sitting room, one generous double bedroom, two well-proportioned single bedrooms, and a contemporary family bathroom. Externally, the property enjoys a delightful garden with lawn, a detached garage, and a substantial stone-built utility and storage space to the rear. This appealing cottage is ideally suited as a permanent residence, a weekend retreat, or an investment opportunity for holiday or long-term letting.

Troutbeck Bridge is a thriving village community set within the lower Troutbeck Valley, offering a range of amenities including a pub, convenience store, school, and gym. The surrounding area provides excellent access to scenic countryside walks directly from the doorstep, as well as convenient routes south Kendal and the M6, or north into the dramatic fells and mountains of the central Lake District.



Accommodation

Entrance Porch

Accessed via a uPVC double-glazed front door, with tiled flooring.

Sitting Room

A comfortable and well-proportioned living space featuring a charming log burner set on a slate hearth. A front-facing window provides natural light, complemented by a radiator and television point. Useful storage is available via a large understairs cupboard and additional shelved cupboard.

Breakfast Kitchen

Situated to the rear, this spacious kitchen has been recently fitted with modern shaker-style wall and base units, complemented by wood-effect laminate worktops. Features include an inset stainless steel sink, electric hob with extractor hood, double oven, and space for an under-counter fridge. Part-tiled splash backs and laminate flooring complete the space.



First Floor

Landing

With skylight providing natural light.

Bedroom One

A generously sized double bedroom overlooking the garden, offering ample space for furnishings and fitted with a radiator.



Bedroom Two

A versatile room positioned at the front, suitable as a single or small double bedroom, with window and radiator.

Bedroom Three

A single bedroom with window, radiator, and access to the loft.



Outside

To the rear is a paved courtyard area with a useful stone outbuilding equipped with shelving, lighting, and power. Steps lead to a larger-than-average single garage with an up-and-over door. Beyond this is an elevated lawned garden, ideal for outdoor relaxation, with pleasant views over neighbouring gardens and surrounding countryside.



Services

Mains gas, water, drainage, and electricity. Gas central heating.

Council Tax Band

C

Tenure

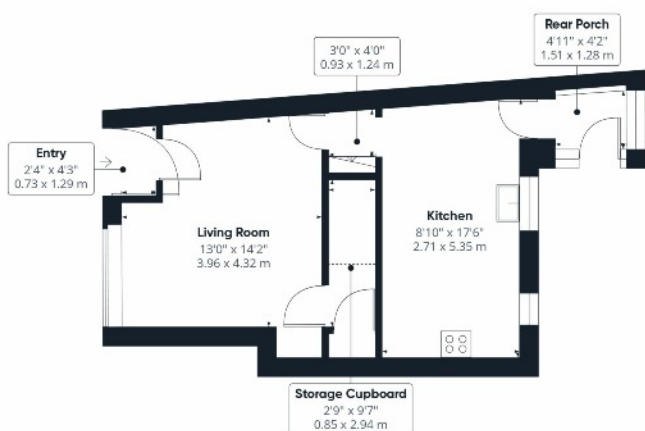
Freehold

Broadband

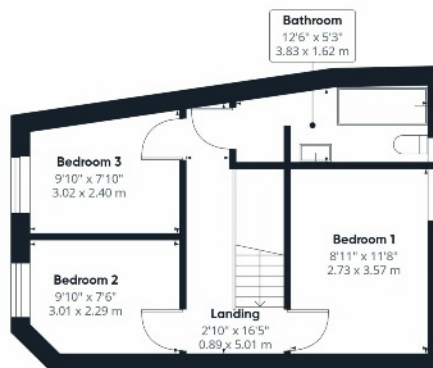
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/broadbandchecker.asp)

Important Notice

Please note that this terrace of cottages has experienced flooding in the past, with water ingress recorded during major storms in 2009 and 2015. Since then, significant investment and flood mitigation work have been carried out, including culverting of storm water by the Environment Agency. Additional protective measures include flood gates at both front and rear entrances, and the construction of a protective wall to the front of the cottages (completed in 2019) designed to reduce the risk of surface water ingress.



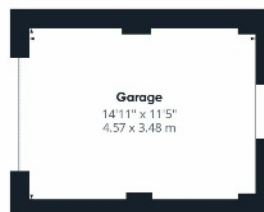
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1036 ft²

96.3 m²

Reduced headroom

15 ft²

1.4 m²

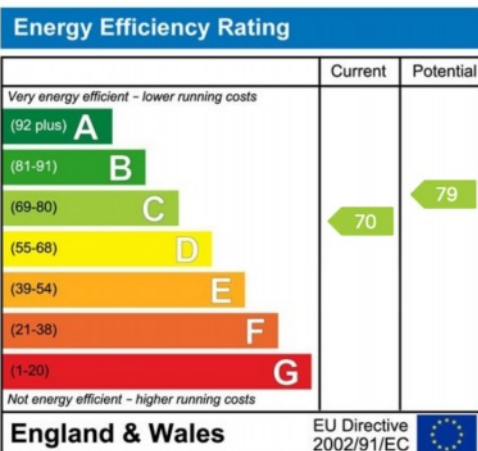
(1) Excluding balconies and terraces

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.