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## **Pine Trees Cottage, Troutbeck, Penrith, CA11 0ST**



- **Enchanting Renovated Cottage Between Penrith and Keswick**
- **Generous Plot, Circa 2 Acres with Gardens, Native Woodland and Small Paddock.**
- **Superb Views of Blencathra and the Surrounding Countryside**
- **Characterful, Spacious and Flexible Accommodation with a Modern Twist**
- **Living Room and Garden Room Overlooking Blencathra**
- **Sitting Room, Dining Kitchen, Scullery/Laundry Room + WC/Shower**
- **3 Double Bedrooms + Bathroom with Separate Shower Enclosure**
- **Studio/Office/4th Bedroom**
- **Solar Panels and Heating Via a Ground Source Heat Pump**
- **Tenure - Freehold. Council Tax Band - E. EPC - A**

**Asking price £720,000**

Set in a sublime position, midway between Penrith and Keswick, close to the foot of Blencathra in the Lake District National Park, Pine Trees Cottage enjoys enviable views of the surrounding countryside and the Lakeland Fells. The cottage has been comprehensively updated, improved and extended by the current owners to create a truly wonderful home of quality, character and flexibility, with accommodation comprising; Entrance Porch, Sitting Room, Dining Room open into the Kitchen and Living Room, Garden Room, Rear Hall, Snug/Studio/Office, Scullery/Laundry Room and WC/ Shower Room all to the ground floor. On the first floor there is a; Landing, Three Double Bedrooms and a Bathroom with bath and shower.

Being set in generous grounds of 2 acres, the owners will enjoy the Gardens which benefit from the fine views, a small Paddock with Orchard and a gorgeous Woodland Area, planted mainly with Oak and Norwegian Pine trees, creating a natural habitat for the local wildlife, including hares, a wide range of birds and the occasional deer.

As part of the refurbishment of Pine Trees Cottage, the heating was updated to an ecological Ground Source Heat Pump System with Solar Panels and combined with extra Insulation, this has helped to give an extremely impressive EPC rating of A.

### **Location**

From Penrith, head West on the A66 until you reach Troutbeck. Turn left onto the A5091, signposted to Dockray and Ullswater. Take the first right turn, signposted to Gill Head Camp Site. Follow the road for 1.7 miles, Pine Trees Cottage is on the right.

The what3words position is; [sprawls.correctly.riots](#)

### **Amenities**

Pine Trees Cottage is in the Lake District National Park and is approximately 7.5 miles from Keswick to the West and 10 miles from Penrith to the east, off the A66 with excellent links to the M6 and the West Coast mainline railway (3 hours to London).

Keswick is an attractive tourist hub and Penrith a popular market town. Both have excellent secondary schools and there is a wide choice of local primary schools in both towns and nearby villages. There are supermarkets in Penrith (5) and Keswick (2) and also a handy farm shop five minutes from Pine Trees Cottage

Keswick offers all the attractions of the National Park and its outdoor activities plus a recently refurbished cinema and the excellent Theatre by the lake. There is a weekly market and frequent festivals. Penrith has a range of locally owned and national high street shops and a well appointed Leisure centre with swimming pool, climbing wall, indoor bowling and badminton courts and more. Also the Rheged exhibition Centre with its big 3D cinema screen. Penrith and Keswick both have golf courses, rugby and cricket clubs.

### **Services**

Mains water, drainage and electricity are connected to the property.

Drainage is to a septic tank.

Heating is by a ground source heat pump.

### **Tenure**

The property is freehold.

The council tax is band E.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Main Entrance

Through a stone built porch with slate flooring and slate bench seat to one side. A multi pane, part double glazed door opens to the;



### Sitting Room 10'1 x 14'9 (3.07m x 4.50m)

To one end of the room is a Stone Inglenook fireplace with pitch pine mantle and slate back housing a "Stovax" multi fuel stove. There are exposed rafters to the ceiling, reclaimed oak flooring and exposed lintels above the window and door openings. A double glazed window with oak window seat to the front looks out onto the front garden. Stairs lead to the first floor with natural wood handrail and spindles and a store cupboard below. An open doorway leads to the scullery and a plank door with strap hinges opens to the;



### Dining Kitchen 18'9 x 11'11 (5.72m x 3.63m)

The kitchen is fitted with a range of cream shaker style wall and base units with a granite work surface incorporating a ceramic one and a half bowl sink with mixer tap. There is space for a slot in cooker and a built-in fridge. The flooring is tiled and double glazed windows to the rear look out across the surrounding countryside to the Caldeu Valley. A broad opening leads to the scullery.



The flooring in the dining area is oak with underfloor heating and there are double glazed windows to the front, with reclaimed oak window seat, a telephone point and a broad opening to the;



### **Living Room 18'2 x 13'2 (5.54m x 4.01m)**

A multi fuel stove is set in a simple inglenook with a slate mantle and stone hearth. The flooring is oak with underfloor heating, there are ceiling downlights, a TV aerial point and a double glazed window to the front. Bifold double glazed doors open to;



### **Garden Room 18'2 x 7'2 (5.54m x 2.18m)**

Built on the west side of the cottage, this room enjoys a spectacular view across the surrounding countryside to Blencathra and being a timber frame, built by Ling joinery, set on a low wall and having a glazed roof and tiled floor flooring with underfloor heating. The walls to two sides are exposed natural stone. An open doorway leads to a side lobby with part curved outer wall, having double glazed double doors opening to the outside and a double glazed door to the;



### **Office/Snug 15' x 13'3 (4.57m x 4.04m)**

This multipurpose room is currently used as a overflow child's bedroom but is equally useful as an office, craft room or studio.

The flooring is oak with underfloor heating, the ceiling is part sloped and pine panelled with recessed downlights and there is a double glazed window to one side and there are built in bunk beds. Bifold doors with external shutters open onto the garden and benefit from the fantastic view across the countryside to Souter Fell and the Caldew Valley.



### **Scullery 7'8 x 10'11 (2.34m x 3.33m)**

Having natural stone flooring, exposed stonework to the outer wall and exposed rafters to the ceiling. There is a small section of natural wood work-surface with an inset hand wash basin and plumbing below for a washing machine. A double glazed door to the rear enjoys the terrific view and a planked door opens to;



### **Shower Room 7'9 x 5'6 max (2.36m x 1.68m max)**

Fitted with a contemporary toilet, a wash basin set in a cabinet and a low step shower enclosure, tiles around and with a mains fed shower over. The flooring is ceramic tiled, there is exposed stonework to one wall, an electric heated towel rail, an extractor fan and a double glazed window.



### **First Floor-Landing**

A double glazed roof window gives natural light and there is a built in shelved linen cupboard and built in bookcase. Planked doors lead off to the bedrooms and bathroom.



### **Bedroom One 19' x 13'4 (5.79m x 4.06m)**

Double glazed windows faced to the front and side, the side window is giving a fantastic view to Blencathra. The ceiling is pine panelled and there is underfloor heating.



### **Bedroom Two 11'5 x 11'9 (3.48m x 3.58m)**

Having an exposed beam across the room and double glazed windows to the front looking out onto the small paddock and woodland.



### **Bedroom Three 19'4 x 11'9 (5.89m x 3.58m)**

There is an exposed beam across the room and a feature ducks nest basket with a slate half and pine mantel with an electric flame effect stove. The floorboards are exposed, there is an electric panel wall heater and a recessed cupboard above the stair head. To one wall is a recessed cupboard with stripped pine doors and an adjacent desk/work table. Double glazed windows with a pine window seat and a rustic lintel face to the front, looking up the paddock, and a double glazed window and skylight faces to the rear.



### Bathroom 6'8 x 13'8 (2.03m x 4.17m)

Fitted with contemporary fittings including a toilet, a bidet, a wash basin with cabinets below and shelving to each side, a double ended bath set in a tiled plinth and a no – step shower enclosure with a mains fed shower over and tiles around. There is painted stonework to two sides, the ceiling is sloped with a double glazed roof window and to one side is a glass block window. The flooring is laminate with underfloor heating and there is an electric heated towel rail and an extractor fan.



### Outside

Pine trees cottage is accessed from a tarmac lane from the road, over which the neighbouring property has a right of access, to a gravel parking and turning area across front of the house with an attractive garden and path leading to the front door.



A gravel drive leads around to the west side of the house where there is a beautiful garden area laid mainly to grass with well planted rocky beds and enjoying the magnificent view across the valley to Blencathra. There is also a secret Garden with shrub border around.



At the bottom of the garden are some raised vegetable beds and built between two mature trees is a child's treehouse.



The garden extends across the rear of the building again mainly to grass with a part cobbled and part flagged area by the house with a canopy over.



To the west side of the garden is a beautiful woodland area planted mainly with oak trees and some Norwegian pine



On the south side of the house is a paddock area with orchard near the house.



Positioned at right angles is a stone built:

### **Outbuilding**

### **Plant Room**

The first section houses the ground source heat pump equipment and the pressurised hot water tank.

### **Workshop 8'7 x 14'7 (2.62m x 4.45m)**

Having lights and power points as well as housing the inverter for the solar panels.

The solar panel panels are mounted in the Orchard area.

Please note there is a public footpath that runs across the bottom corner of the garden.

### **Anti Money Laundering Requirements**

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

### **Referral Fees**

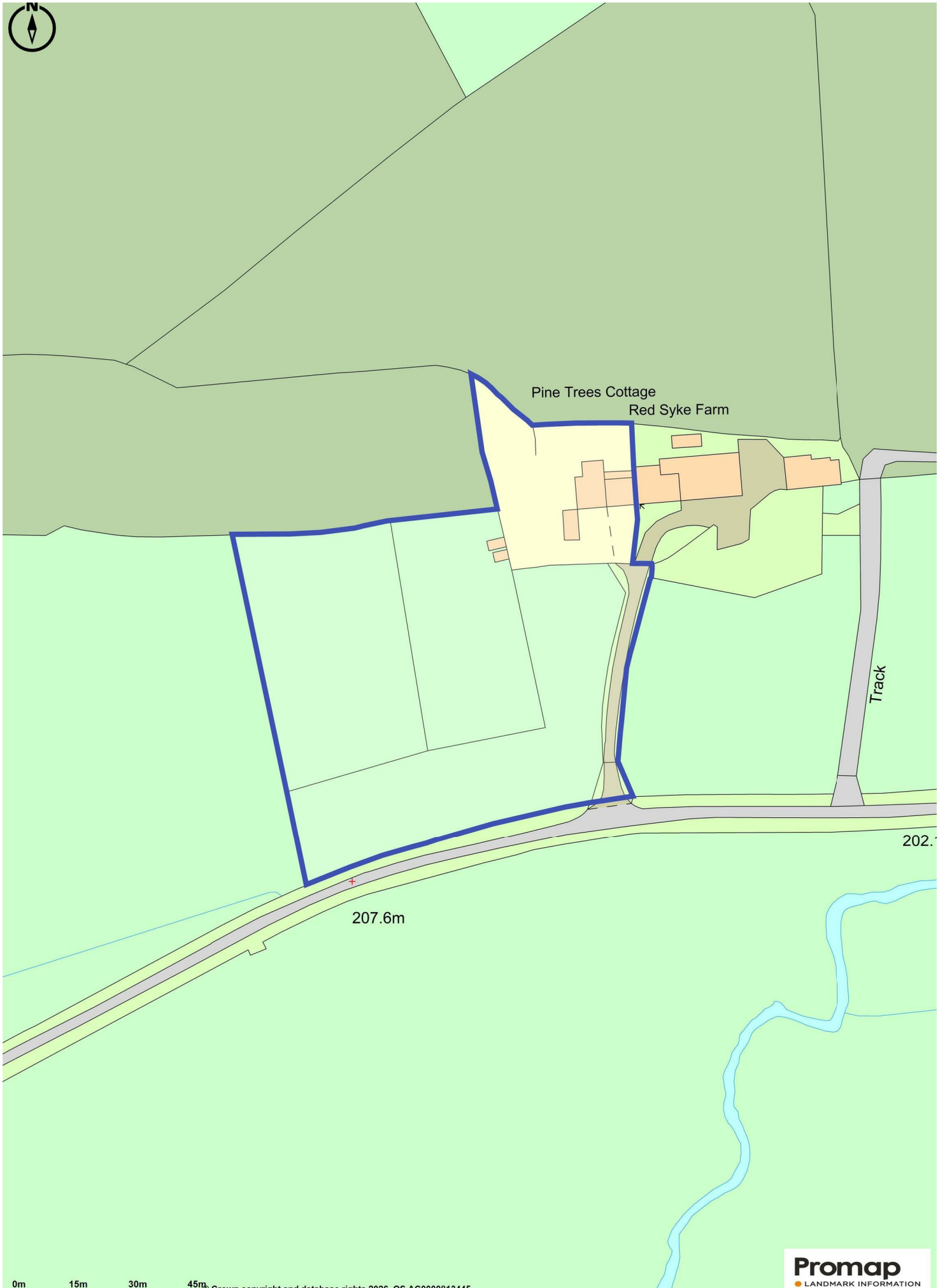
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

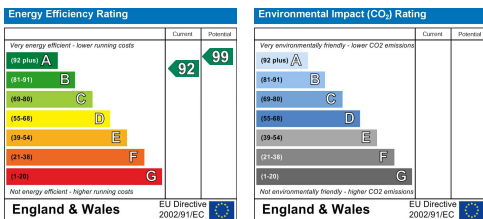
Average referral fee earned in 2024 was £253.00

This map is for identification purposes only and does not form part of the contract of sale.





GROSS INTERNAL AREA  
TOTAL: 212 m<sup>2</sup>/2,284 sq.ft  
FLOOR 1: 122 m<sup>2</sup>/1,318 sq.ft, FLOOR 2: 90 m<sup>2</sup>/966 sq.ft  
EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>/21 sq.ft, SHED: 13 m<sup>2</sup>/136 sq.ft,  
WORKSHOP: 10 m<sup>2</sup>/110 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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