



## Troutbeck Bridge

£335,000

Fell Foot Cottage , 7 Brook Street, Troutbeck Bridge,  
Windermere, LA23 1HN

A delightful three-bedroom mid-terrace house tucked away in the picturesque village of Troutbeck Bridge, conveniently positioned on Brook Street offering an enchanting blend of comfort and convenience. This charming property is full of character, offering two storey accommodation and a rear private. Ideal for a permanent residence or holiday let.

### Quick Overview

- Historic terraced cottage
- 2 bedrooms, 1 bathroom
- Spacious living / dining room
- Garden with outdoor seating area and balcony
- Air Source heat pump and double glazing
- Excellent transport links
- Ideal permanent home or 2nd home
- In good decorative order
- \*Ultrafast Fibre Broadband



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Ultrafast  
Fibre  
Broadband



Parking located  
nearby

Property Reference: W6332



Living area



Open plan living / dining area



Kitchen



Bedroom 1

Upon entering you are greeted by a contemporary kitchen, thoughtfully designed and tastefully decorated with grey slated tiles, slate effect composite work tops, incorporating sink unit, Slimline dishwasher, fridge and separate freezer as well as a integrated appliances and a 4 ring electric hob with extractor over, with a good range of wall and base units.

The adjacent living and dining area is a cosy space, with exposed beams giving that cottage effect and filled with natural light from the uPVC door that leads out onto the rear garden. The focal point in the living room is the wood log burner with slate hearth for the cold winter evenings. The dining space offers ample space and light from the hardwood, double glazed window.

Ascending the wooden stairway to the upper floor, you will find the property's three well-proportioned bedrooms, bedroom 1 is a true highlight, featuring a private balcony where you can savour your morning coffee, large picture window, allowing plenty of natural light, a wash hand basin and built in wardrobes. The second bedroom is equally charming, also offering a wash hand basin and built in cupboard whilst bedroom 3 is perfect for guests or as a home office.

The family bathroom is central on the upper landing, offering a three-piece suite with shower over bath, vanity unit and WC, tastefully tiled.

The AVC boiler is housed in a cupboard on the landing.

Outside, the rear garden is well stocked and boasts a paved seating area for alfresco dining or simply unwinding with a good book. Additionally, the property benefits from designated parking, ensuring convenience for you and your visitors. There is a separate side entrance that leads up to and allows access to the private balcony.

Located in the heart of Troutbeck Bridge, this home offers easy access to local amenities, spar shop and garage is a stones throw away. The vibrant community of Windermere, just a short drive away and conveniently directly on the transport links.

Accommodation: (with approximate measurements)

Kitchen: 12' 1" x 8' 10" (3.70m x 2.71m)

Living / dining room 18' 5" x 12' 7" (5.62m x 3.85m)

First floor

Bedroom 1: 11' 10" x 9' 0" (3.62m x 2.75m)

Bedroom 2: 10' 9" x 10' 0" (3.28m x 3.06m)

**Bedroom 3:** 10' 9" x 5' 10" (3.29m x 1.80m)

**Bathroom**

**Outside:** Rear patio garden.

**Property Information:**

**Council Tax:** Westmorland and Furness Council. Council Tax Band D.

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

**Services:** Mains electricity, water and drainage. The property is heated by an Air Source Heat Pump which is located in the rear garden.

**Tenure:** Freehold (Vacant possession upon completion).

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Material Information:** We are informed by the vendor that the parking space is owned on a separate title to No 7 and will be changed to add to the title for No 7 in the future. We also understand that there is a small flying freehold with the neighbouring property, 7A Brook Street. The bathroom being sited over part of the ground floor space of 7A.

**What 3 Words and Directions:**

[///treatment.evenly.educated](http://treatment.evenly.educated) Continue down the A591, past Windermere village towards Troutbeck Bridge. At the roundabout, continue straight, and the entrance to brook street is a small opening on the right hand side next to the bus stop and before the traffic lights.

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 2



Bedroom 3



Rear garden



Rear public footpath access to country walks

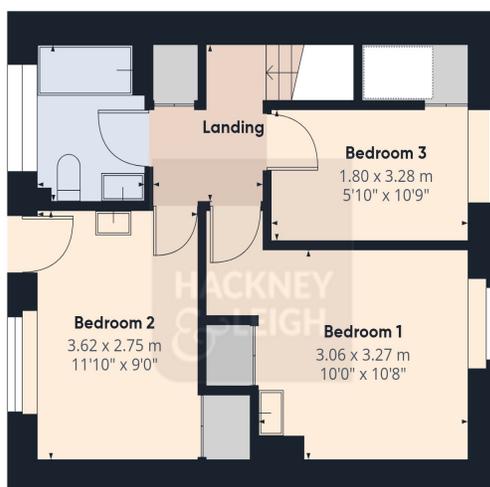


**Approximate total area<sup>1</sup>**

70.7 m<sup>2</sup>  
760 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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

GIRAFFE360



A thought from the owners...*Troutbeck Bridge takes in historic properties such as Fellfoot Cottage with acres beyond the rear garden, with its attractive landscape. Beyond is the opportunity to walk or drive to Troutbeck Valley or enjoy Holehird Gardens.*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/02/2026.

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