



# 5 Brook Street

Troutbeck Bridge, Windermere, LA23 1HN

Guide Price £315,000

# 5 Brook Street

Troutbeck Bridge, Windermere

Dating back to the 18th Century this traditional Lakeland built cottage offers a well maintained two storey mid-terrace cottage with the benefit of parking and a rear patio. The cottage benefits from gas central heating, modern kitchen and bathroom fittings bringing some luxury to the cottage along with double glazed windows and a new roof. The accommodation briefly comprises of sitting room, kitchen, two bedrooms, bathroom and an additional useful loft space. The pretty patio at the rear provides a sheltered and sunny place to sit and relax. The property would be ideal as a permanent home, second home or as a potential holiday let that would appeal to a wide range of buyers.

Troutbeck Bridge is a busy village and community between Windermere and Ambleside in the lower Troutbeck Valley. There is a pub, convenience store, school and leisure facilities in the village and some lovely country walks right from the doorstep. In just over a mile walking by either road or through the forest path you will arrive to the centre of Windermere which offers an array of shops, restaurants, cafes and bars. Windermere also has a train station that easily connects you to London and Scotland via Kendal together with easy access south to Kendal and the M6 or north into the heart of the fells and mountains of central Lake District.





### Enclosed Porch

Glazed entrance porch with space for coats and muddy boots. A door leads through to:

### Living Room

A comfortable sitting room, full of original features including a traditional style fire place with a inset multi fuel burner with a Lakeland slate hearth. There is a UPVC sash window to the front aspect, with a window seat to make the most of the pleasant outlook. Built in shelving cupboard and useful under stairs cupboard.

### Kitchen

A modern fitted shaker style kitchen with a range of wall and base units, finished with a laminate work top incorporating stainless steel sink, built in fridge, freezer, slimline dishwasher and free standing gas cooker and washing machine. There is space for a small breakfast table and chairs and a breakfast bar. There is a UPVC sash window to the rear aspect with an external door giving access to the patio garden. Stairs lead up to:





## First Floor

Landing

### Bedroom One

A double bedroom at the front of the cottage, with UPVC sash window space for wardrobes and high-level over stairs storage cupboard.

There is also access to the loft which is fully boarded providing a large storage area above. It also has light and power.

### Bedroom Two

A second bedroom with a UPVC sash window enjoying a view out to the rear patio garden. There are two good sized high-level over stairs storage cupboards.

### Bathroom

A modern bathroom with WC, panelled bath with shower over and glass screen, vanity wash bowl basin with mixer tap on a feature wooden plinth. Heated towel rail, shaving point and spot lights. Partially tiled walls with neutral tiles and electric under floor heating.





### Outside

To the rear of the cottage is a private garden with stone steps leading up to a raised patio area which is surrounded by a picket fence and has pretty planted bed and mature shrubs below. A pleasant area to sit out and enjoy the surroundings. To the side of the row of terraces is a row of stone storage stores, one of which belongs to the cottage. There is use of a communal drying area. There is also a private allocated car park space on the private lane.

### Directions

From Windermere heading north towards Ambleside on the A591 reaching Troutbeck Bridge. You can access the property by turning right up a small lane (Brook Street) after The Sun Inn car park. Proceed along and parking for number 5 can be found on the right hand side.

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### Services

Mains gas, electric, water and drainage. Gas fired central heating.

### Tenure

Freehold.

### Internet Speed

Superfast speed of 76 Mbps download and for uploading 20 Mbps as per Ofcom website.

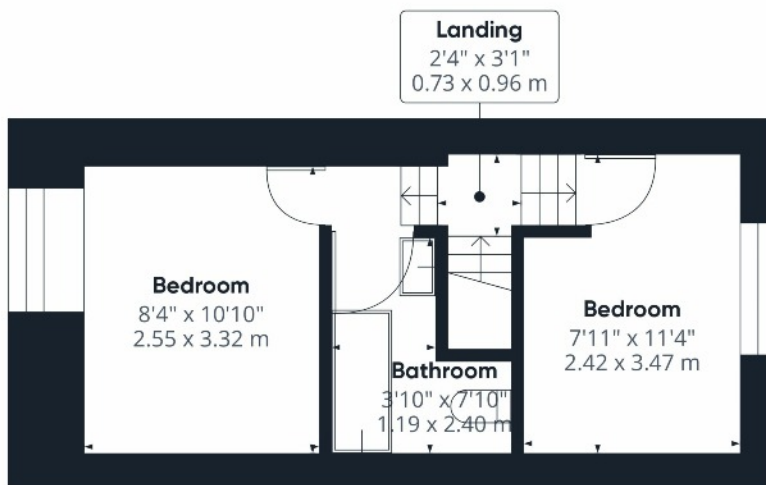
### Council Tax Band

C





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 548.71 ft<sup>2</sup>  
 50.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

