



School Cottages

Troutbeck Bridge, Windermere, LA23 1HJ

Guide Price £425,000

3 School Cottages

Troutbeck Bridge, Windermere

Opportunity to acquire a beautiful and successful local stone built holiday cottage carefully converted from part of the Old School in Troutbeck Bridge into a cluster of cottages some years ago. This attractive two bedroom mid-terrace cottage presents a traditional property with a modern contemporary finish including some characterful features in an excellent position in the heart of the Lake District National Park. It has the benefit of parking for two vehicles, pleasant patio areas to both front and rear with a sunny aspect and westerly views towards the Lakeland fells including Coniston Old Man and the Langdale Pikes. Currently operating as a successful holiday let with Lakelovers under the name 'School Cottage' the property is available for purchase as a going concern with the benefit of forward bookings and the majority of contents by separate negotiation.

Conveniently positioned in the popular village of Troutbeck Bridge which lies between Windermere and Ambleside at the bottom of the picturesque Troutbeck Valley. The area is served by a good bus service, excellent road links to explore the National Park and a rail link at nearby Windermere. There are numerous amenities close to hand including a village pub, convenience store and beautiful countryside walks right on the doorstep.





Accommodation

From the parking area, small set of steps lead up to patio garden and to the large timber front door which leads into the entrance hall.

Entrance Hall

A spacious reception hall with plenty of space for a removing muddy boots with plenty of cloak hanging space. There is a timber sash window and a walk-in storage cupboard under the stairs.

Living Room

A splendid open and light living space with generous high ceilings and two tall pane windows to the front enjoying fabulous views towards the Lakeland fells of Conistion Old Man and the Langdale Pikes. The living room comfortably accommodates a sitting area around the original school room stone fireplace with inset log burning stove and has ample space for a four seater dining table. To the rear are double glazed French doors giving access to a rear courtyard area excellent for catching the morning sun. An open doorway gives access to



Kitchen

Renovated by the current owners the kitchen has an excellent range of shaker style wall and base units with laminate work surfaces incorporating stainless steel sink & drainer, electric hob with double oven below and extractor hood over. The kitchen also features built-in washer/dryer, fridge/freezer and dishwasher and is finished with attractive laminate effect flooring. Wall mounted Worcester combi boiler.



First Floor

Landing with loft hatch access.



Bedroom One

A good size double bedroom at the front of the property with deep sill window providing excellent panoramic views of the Lakeland fells. A feature of the bedroom is the roofline with exposed black painted beams giving the room plenty of character.



En-Suite WC

A useful addition is this ensuite facility with a WC and vanity wash basin finished with tiling to walls and vinyl flooring.



Bedroom Two

A comfortable twin bedroom with a large Velux window, and attractive black painted beamed ceilings, built in double wardrobes.



Bathroom

Four piece suite comprising of panelled bath, shower cubicle with chrome shower attachment, WC and vanity wash basin. The bathroom also features chrome towel rail, Velux window, halogen spotlighting, shaver point, mirror and light. Finished with tiled walls and Karndean flooring.



Outside

To the front of the property is a private enclosed patio garden with excellent sunny aspect looking out towards the open countryside and fells offering a pleasant sitting out area for alfresco dining. To the front of the garden and property is a parking area with ample space for two vehicles. At the rear of the property is a paved patio area with timber log store. Please note that pedestrian is allowed through the rear courtyards of the properties for the adjoining neighbours when required.

Directions

From Windermere head north on the Ambleside Road (A591) cross over the small mini-roundabout at Cooks Corner and continue into Troutbeck Bridge. Turn immediately right after the Sun Inn onto Sun Hill Lane. The entrance drive to School Cottages is the 2nd turning on the right and designated parking is in front of the property.

Services

All mains services connected. Gas central heating.

Tenure

Freehold.

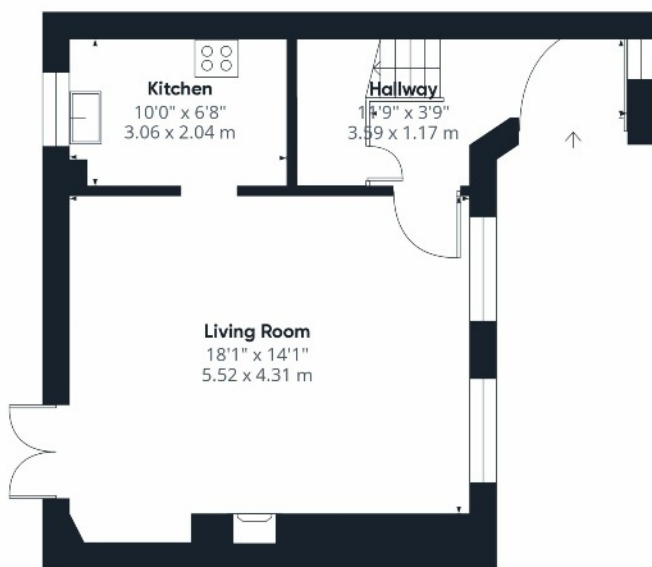
Business Rates

Current rateable value (1 April 2023 to present) £2,400. The property is currently on small business rate relief so currently pays £0.

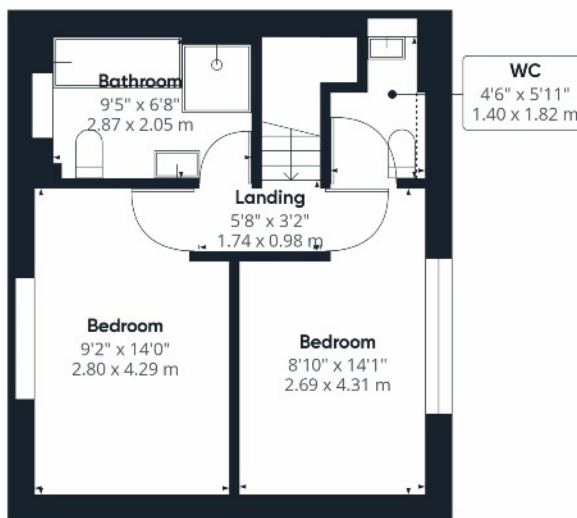
Internet speeds

Superfast speed of 71 Mbps download and for uploading 18 Mbps as per Ofcom website available.





Floor 0



Floor 1

Approximate total area¹⁾

762.19 ft²
70.81 m²

Reduced headroom

0.92 ft²
0.09 m²

(1) Excluding balconies and terraces

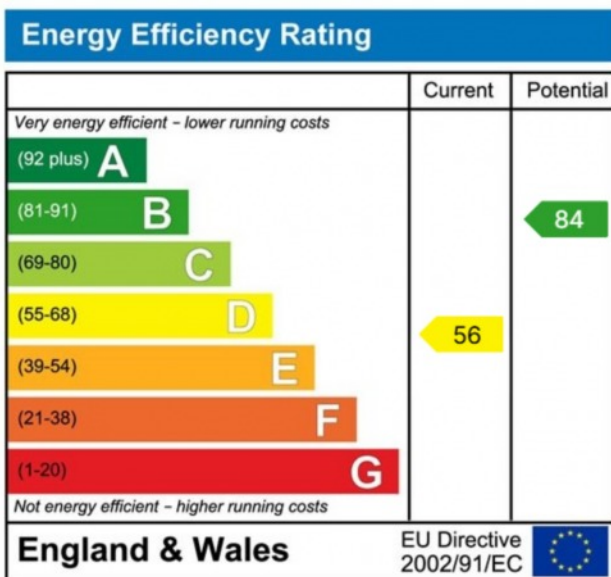
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.