



Calgarth North Lodge

Troutbeck Bridge, Windermere LA23 1LF

Guide Price £575,000

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Troutbeck Bridge, Windermere

A rare opportunity has arisen to purchase Calgarth Lodge North; a delightful detached, stone built, three bedroom property nestled in woodland, in the popular location of Troutbeck Bridge. Enjoying a secluded feel and sat on just under a quarter of an acre. Maintained to a high standard by the vendors over the last 20 years, who have sympathetically updated the property but maintained many original features, including picture rails and exposed stonework. This property offers well proportioned accommodation which briefly comprises of sitting room, large inner hall, three double bedrooms, family bathroom, kitchen, breakfast room and utility room. Outside in the garden is a plethora of trees, mature bushes and shrubs, meandering pathways and several different seating areas, including a decking area and a patio to enjoy the garden from every angle. There is a single garage, with light and power, and driveway offer parking for several vehicles. A rare find to have level living and attractive garden views from every window, Calgarth North Lodge will attract a wide range of viewers from those looking for a permanent home, an investment or indeed a weekend bolt hole

Located in the popular residential hamlet of Troutbeck Bridge, midway between Windermere and Ambleside with amenities within the village including local pub, petrol station with convenience store and secondary school. Troutbeck Bridge lies at the bottom of the Troutbeck Valley with easy access by car, bus or foot to both Ambleside and Windermere and open countryside walks





Accommodation

Covered, slate flagged, sitting out area with an external door leading in to the sitting room.

Lounge

14'0 x 13'7 (4.27m x 4.13m)

A delightful sitting area with dual aspect windows overlooking the garden. A large open fire sat in a granite hearth with an oak surround. There are shelves to the side, great for storing logs for the fire. Beautiful original polished slate flooring, picture rail and radiator.

Inner Hall

10'6 x 10' (3.20m x 3.04m)

A spacious, second reception room which allows access to all rooms. A flexible space which would lend itself to a dining room. Exposed attractive slate and original polished slate floors and a radiator.

Kitchen

9'9 x 8'7 (2.27m x 2.62m)

Steps lead down into the kitchen, which offers a good range of modern shaker style wall and base units in duck egg blue, with attractive lights under and laminate work tops. A stainless steel sink, tiled floor and Integral appliances include fridge, freezer, dishwasher, electric oven and gas hob with extractor over. In addition to the window over looking the garden there is a large Velux window which floods the room with natural light.



A step down from the kitchen into a breakfast room

Breakfast Room/Dining Room

A lovely light room with two Velux windows and an external door out into the garden. Ample space for a dining table. A stone exposed wall is the main feature to the room and there is a radiator and a tiled floor.



Utility Room

A good sized room with a Belfast sink. There is space and plumbing for a washer/drier and a window looking out into the garden.

Cloak Room

Off the utility room is a separate cloak room with WC and hand basin.

Bedroom One

13'6 x 11'2 (4.12m x 3.40m)

A good sized double bedroom with a original wooden floor and a radiator. There is ample room for bedroom furniture and window that offers views over the garden.



Bedroom Two

11'4 x 11'1 (3.46m x 3.39m)

A double bedroom with original wooden flooring. Pleasant garden views from the window, radiator and space for bedroom furniture.



Bedroom Three

11'4 x 7'8 (3.46m x 2.33m)

Currently used as a snug, this versatile space would offer a good sized third double bedroom. A window over looking the garden and a radiator, with original wooden flooring.

Bathroom

A fully tiled family bathroom comprising of a white three piece suite including of a bath with a shower over, WC and hand basin, with a wall mounted heated mirror over. A traditional slate floor, with an original sash window and a radiator. There is an airing cupboard which offers some storage and houses the boiler.





Garden

The garden is a true delight, offering a haven for many wild life species including deer, badger and fox to name but a few! Plenty of different seating areas to choose from, including a decked area, a patio and a fire pit area, along with meandering gravel paths and mature bushes, trees and shrubs. There is ample parking, single garage and a log store.

Directions

From our Windermere office in Ellerthwaite Square head back through the village and take the A591 towards Ambleside, continue for approximate 2 miles entering Troutbeck Bridge after passing the fuel station at Troutbeck Bridge follow the road around and Calgarth North Lodge can be found on the left hand side.

Services

Mains electric, gas and water. Septic tank drainage.

Tenure

Freehold

Council Tax Band

E



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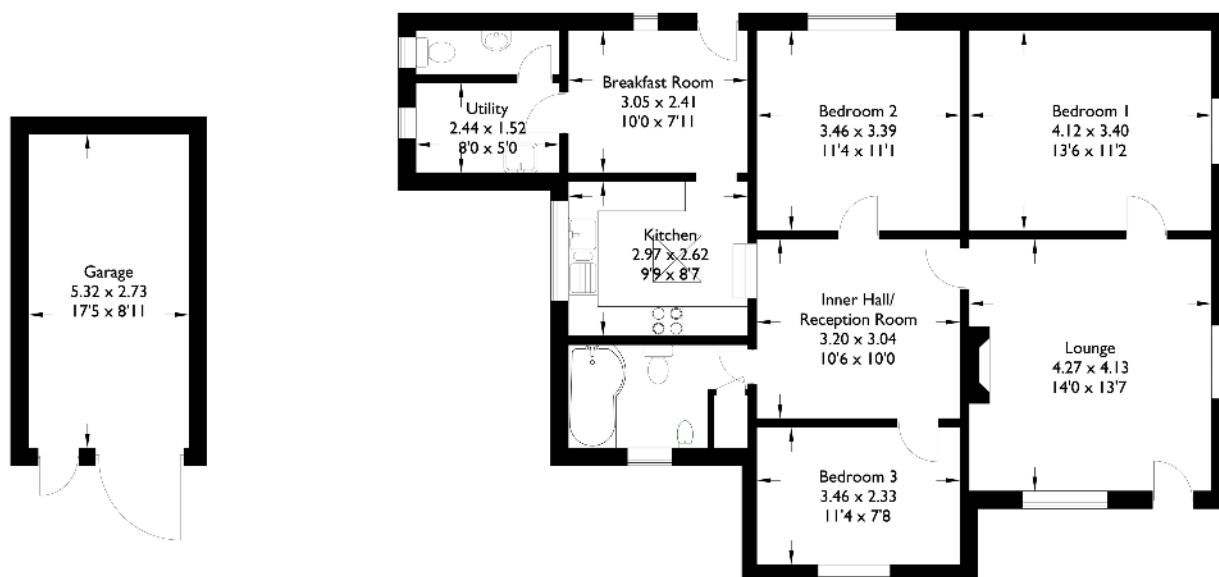
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Approximate Gross Internal Area : 93.49 sq m / 1006.31 sq ft

Garage : 14.52 sq m / 156.29 sq ft

Total : 108.01 sq m / 1162.61 sq ft

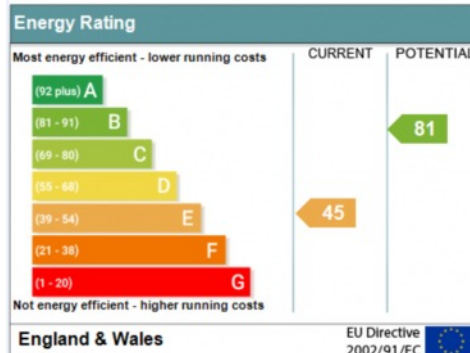


For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

**MATTHEWS
BENJAMIN**

Address: Calgarth North Lodge, Ambleside Road, Troutbeck Bridge,...

RRN:



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.