

**For Sale – A Charming Four Bedroom Detached Property**  
**Ship's Wheel, Old Hall Road, Troutbeck Bridge, Windermere LA23 1JA**

**Edwin  
Thompson**











## Ship's Wheel, Old Hall Road, Troutbeck Bridge, Windermere LA23 1JA

A traditional detached G H Pattinson property, providing four bedrooms, integrated garage, large garden with mature woodland, private shared driveway and generous parking.

The property comprises an entrance hall, living room, kitchen, study, dining room/bedroom and a bathroom to the ground floor. The first floor comprises of three further bedrooms, bathroom and WC.

A lovely semi-rural setting within a quiet and desirable residential area, whilst benefiting from excellent local connectivity.

The property provides an excellent refurbishment project, offering a purchaser the chance to create a bespoke residential dwelling.

Situated close to Windermere village in the heart of the Lake District National Park, around 9 miles northwest of Kendal and 25 minutes from J36 of the M6 motorway.

Ideal family home, second home or holiday let.

**Offers invited at a Guide Price of £695,000.**



**This attractive and charming four-bedroom detached character property is located in a prestigious residential area, within walking distance of Lake Windermere and offers spacious living accommodation. An excellent and rare opportunity to purchase a refurbishment project to create an ideal family home with private shared driveway, extensive gardens and woodland surrounding the property.**

#### LOCATION

Ship's Wheel is situated on Old Hall Road, a private and desirable residential area off the main Windermere to Ambleside A591, and within easy reach of the local amenities of Windermere village, in the Lake District National Park.

Windermere is Cumbria's most popular tourist destination and together with Bowness-on-Windermere enjoys a mix of retail offerings, cafes and restaurants. The National Park attracts approximately 18,410,000 visitors each year and has UNESCO World Heritage Status.

Windermere is well connected with both train and bus services. Local train services to Kendal and Oxenholme Station, pick up connections on the main West Coast trainline with direct trains to Manchester, Birmingham, London and Glasgow. There are regular bus links to Kendal, Ulverston, Ambleside and beyond.

Kendal is approximately 9 miles to the southeast and is the principal town of South Lakeland and offers excellent retail and leisure facilities within a busy town centre and benefits from year-round festivals.

#### DESCRIPTION

The property comprises a detached G H Pattinson property positioned on Old Hall Road, close to Lake Windermere in a peaceful residential setting. Internally, the ground floor comprises a living room with fireplace, kitchen, dining room/bedroom, bathroom and study while the first floor comprises of 3 double bedrooms, bathroom and WC.

Externally, there is a shared private driveway, generous private parking to the front of the property and a spacious garden and woodland offering an excellent secluded plot and rare opportunity. The accommodation is arranged as follows:





## Ground Floor

### Living Room (6.59m x 3.83m)

An attractive bay window and patio doors that overlooks the garden, central fireplace and attractive hearth and radiator.

### Kitchen (3.88m x 3.88m)

A spacious kitchen with oak effect built in cupboards that provide ample storage. Tiled floor, UPVC double glazed bay window with a radiator below and a UPVC double glazed window overlooking the garden above the stainless-steel sink.

### Dining Room/Bedroom (3m x 4.69m)

A double room with radiator, wooden flooring, and single glazed timber frame window.

### Study (2.69m x 2.98m)

A large single room with radiator, wooden flooring, and UPVC double glazed window.

### Bathroom 1 (2.68m x 1.56m)

A three-piece bathroom with electric shower over the bath, single glazed timber window, radiator, WC and wash hand basin.

## First Floor

A central staircase provides access to the first-floor landing with doors to three bedrooms, bathroom and storage cupboards.

### Bedroom 1 (3.63m x 3.73m)

A double room overlooking the garden, UPVC Double Glazed window with radiator underneath.

### Bedroom 2 (3.55m x 3.46m)

A double room overlooking the garden, UPVC Double Glazed window with radiator underneath.

### Bedroom 3 (2.89m x 3.27m)

A double room overlooking the garden, UPVC Double Glazed window with radiator underneath.

### Bathroom 2 (1.52m x 2.23m)

A two-piece bathroom with shower over the bath, single glazed timber window, radiator, wash hand basin, and separate WC.

### Integrated Garage (5.51m x 3.07m)

Accessed via a sliding timber single garage with single glazed timber window and solid concrete flooring. The garden is one of the standout features of this property, offering excellent scope to create an oasis surrounding the property, enjoying lovely outlooks, split level gardens, and opens naturally into a private woodland. To the front there is car parking for a number of vehicles, with adjacent planted boards, pathways to the gardens and all being accessed via a private shared driveway and bounded by hedging.







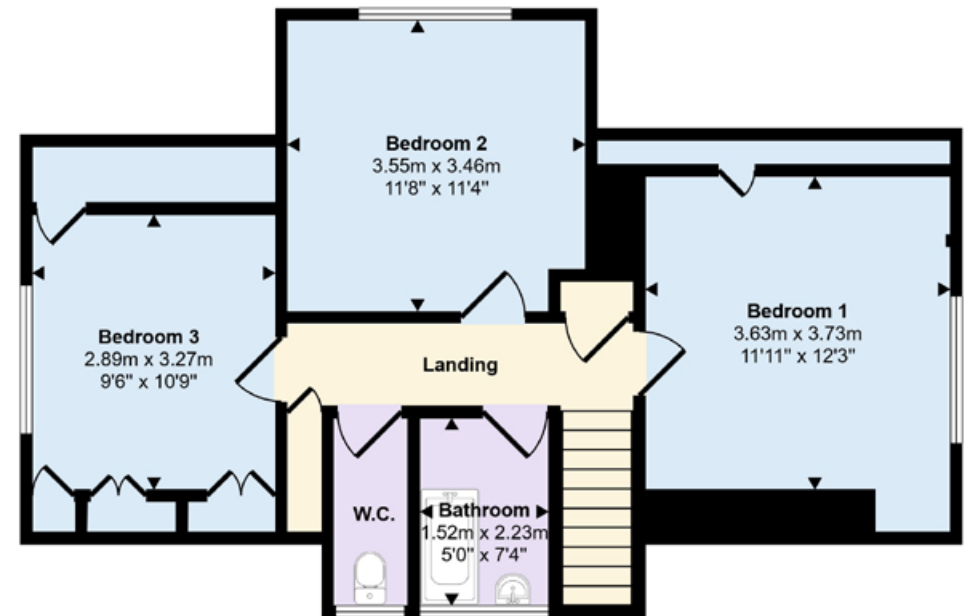


Approx Gross Internal Area  
157 sq m / 1685 sq ft



### Ground Floor

Approx 97 sq m / 1049 sq ft



### First Floor

Approx 59 sq m / 636 sq ft





### SERVICES

It is understood that the property is connected to mains gas, electric and water and drainage.

Gas Central heating supplies heating and hot water throughout.

Prospective purchasers should make their own enquiries as to the services available for future use.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E47, and a copy of the certificate is available to download from the Edwin Thompson website.

### COUNCIL TAX

We are informed by Westmorland & Furness Council that the property is a Council Tax Band G. The council tax for the year 2025/2026 being £3,981.67 per year.

### PRICE

Offered at an attractive guide price of £695,000, exclusive.

Please note the Vendor is not obliged to accept the highest or any offer, subject to contract.

### VIEWING

The property is available to view strictly by prior appointment only with the Windermere Office of Edwin Thompson LLP. Please contact:

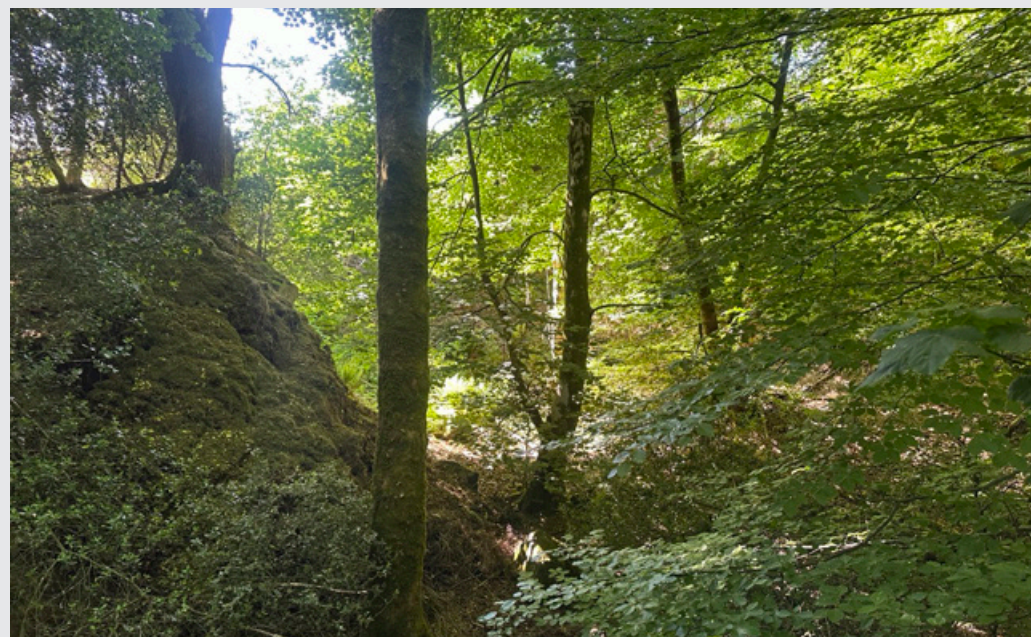
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# Edwin Thompson



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