

**SADDLEBACK VIEW,
TROUTBECK
PENRITH**

Edwin
Thompson



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Saddleback View, Troutbeck

PENRITH, Cumbria, CA11 0SX

Brief Résumé

Outstanding Location. Saddleback View is a traditional Lakeland stone three-bedroom detached house with double garage, gardens and spectacular panoramic views of Blencathra and surrounding Fells.

Description

A true hidden gem, nestled in its own grounds, surrounded by Lakeland countryside, Saddleback View is perfectly positioned to take in the breathtaking views of Blencathra and its surrounding fell range. This quiet and tranquil location is all you need to relax and unwind. The property is a traditional Cumbrian house of Lakeland stone with slate roof, once a former farm building, it was developed many years ago into the property it is now. There is planning permission in place to add a two-story extension to the side, should anyone wish too.

Making your way through Wallthwaite, the property can be seen on the approach road. Turning into the drive, you are greeted with a tree lined drive and the property sited at the bottom, Blencathra dominating the backdrop. The entrance is to the side of the property and into the kitchen/diner with slate underfloor heating. This room has a traditional feel mixed with modern living. With windows on both sides of the room, there is no shortage of natural light. Continuing through to the inner hall, the staircase to the first floor is central to the house. To the right is the most amazing orangery, constructed of brick base and solid oak frame, large window to either side and large French style door leading out to a terrace area. The views from this room are truly magnificent and with heating and underfloor heating, the room can be used in all Lake District weather. The cosy lounge is off the



inner hallway and has a multi fuel stove, set on a slate hearth, a very comfortable room with windows to the front and back, all with deep solid oak window sills. To the first floor there are three double bedrooms, all with views of the surrounding fells, all having exposed beams and deep solid oak windowsills. The bathroom is contemporary in design and has a free-standing bath with shower, large window and slate sills.

To the outside, the property has a large laid to lawn garden to the rear, to the west is a wooded area that follows round to the front where there is ample parking and access to the double garage. A good size area has been created for growing vegetables and this leads back round to the rear garden. This is a truly unique property in a simply stunning location. The property is fully double glazed and has oil central heating.

Accommodation:

Entrance

Entrance to the front door is via the parking area to the front of the property that enters in to:

Kitchen

Good range of wall and base units with slate work tops. Belfast sink with slate drainer. Electric Rangemaster double oven with five ring hobs. Space for large free-standing fridge/freezer. Space for washing machine and dishwasher. Windows face the front and rear, both with slate sills. Part tiled to wall. Recess lighting. Slate floor with underfloor heating. Door to:

Pantry

Slate floor. Window to front. Slate floor to ceiling shelving.



Inner Hallway

Stairs to first floor. Door to cupboard under the stairs. Slate floor with under floor heating. Recess lighting. Door to lounge. Sliding glass door to:

Orangery

Simply fantastic. Brick base with solid oak frame and vaulted ceiling with slate roof. Windows to both sides and French style doors out to the terrace. Slate floor with under floor heating. Exposed feature stone wall. Fantastic panoramic views.

Lounge

Windows facing the front and rear garden with deep oak sills. Multi fuel stove with slate backing and hearth. Radiator.

Stairs to First Floor

Landing

Window facing the front of the house. Recess lighting. Radiator. Access to all rooms.

Bedroom One

Double bedroom. Window to the rear garden and fantastic views. Loft access. Door to cupboard for storage and hanging space. Radiator. Exposed beam.

Bedroom Two

Double bedroom with large windows facing the rear garden with beautiful views. Radiator. Exposed beam.

Bedroom Three

Double bedroom. Window facing the front of the property. Radiator. Exposed beam.



Bathroom

A good size room with free standing bath with shower attachment and shower above. WC. Wash hand basin housed in vanity unit. Part tiled to walls. Chrome ladder style radiator. Further radiator. Wood flooring. Window to rear. Recess lighting.

Outside

To the front the property there is a long-gravelled drive the meets a large parking area. To the right of the property is a detached double garage. The gardens encase the property with a wooded area to the west, a large laid to lawn garden to the rear and a good size vegetable growing area. Blencathra dominates the rear views and to the front you have Clough Head and Mell fell. The property sits in approximately 3/4 of an acre. The oil boiler is sited near the wooded area and the free stading newly installed oil boiler is located to the side of the entrance door.

Services

Mains electric. Newly installed oil-fired boiler to the side of the house. Oil tank in the grounds. Septic Tank is located on the property. The underfloor heating in the kitchen and inner hall is provided by the oil fired combination boiler. The underfloor heating in the Orangery is electric.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.



Mobile phone and Broadband services

CA11 0SX Mobile Signal

| | | Voice | 3G | 4G | 5G |
|-----------------|---------|-------|----|----|----|
| Three | Indoor | ✓ | ✗ | ✓ | ✗ |
| | Outdoor | ✓ | ✓ | ✓ | ✗ |
| Vodafone | Indoor | ✓ | ✓ | ✓ | ✗ |
| | Outdoor | ✓ | ✓ | ✓ | ✗ |
| O2 | Indoor | ✓ | ✓ | ✓ | ✗ |
| | Outdoor | ✓ | ✓ | ✓ | ✗ |
| EE | Indoor | ✗ | ✗ | ✗ | ✗ |
| | Outdoor | ✓ | ✓ | ✓ | ✗ |

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2024/2025 is £1397.97 per annum.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



CA12 4TH Broadband

| | |
|---|---|
| FTTH/FTTP | ✗ |
| Ultrafast Broadband (>=100 Mbps) | ✗ |
| Superfast Broadband (>24 Mbps) | ✓ |
| Fibre (FTTC or FTTH or Cable or G.Fast) | ✓ |
| Wireless | ✓ |
| LLU | ✗ |
| ADSL2+ | ✓ |
| ADSL | ✓ |

↓ Download: 95.2 Mbps

↑ Upload: 61.4 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT BROADBAND ONLY

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

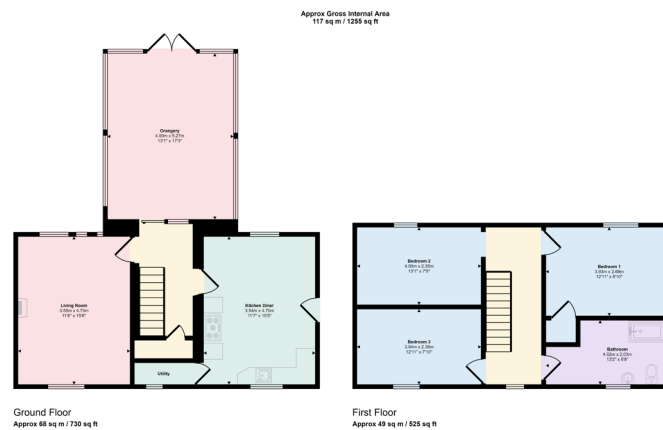
REF: K3512260



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 39 | |
| 21-38 | F | | |
| 1-20 | G | | |

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