

# Cumbrian Properties

## Cragside Cottage, Troutbeck



**Price Region £350,000**

**EPC-F**

Cottage | Lake District National Park

Open plan living/dining/kitchen | 4 bedrooms | 2 bathrooms

Original characterful features | Renovated to a high standard

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## 2/ CRAGSIDE COTTAGE, GREENAH CRAGG FARMHOUSE, TROUTBECK

Situated in the sought after village of Troutbeck, in the Lake District National Park, this four bedroom, two bathroom cottage has been renovated to a high standard. The double glazed and central heated accommodation briefly comprises entrance hall, three double bedrooms, single bedroom and bathroom. To the first floor is the stunning open plan living area with exposed timber beams and rustic walls. The lounge/dining/kitchen incorporates a fitted kitchen with integrated appliances and centre island along with a dining area and cosy lounge. The first floor also benefits from an additional shower room. To the front of the property is a courtyard, shared with the neighbouring properties, and to the rear of the property is a walled pathway and oil tank.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL (23'5 x 11')** Staircase to the first floor, understairs storage, radiator, exposed timber beams, fitted storage cupboard and drawers, doors to bedrooms and bathroom.



ENTRANCE HALL

**BEDROOM 1 (11'6 x 11'3)** UPVC double glazed window to the front, radiator and exposed timber beam.



BEDROOM 1

**BEDROOM 2 (15' x 7')** UPVC double glazed window to the rear, radiator and exposed timber beam.

3/ CRAGSIDE COTTAGE, GREENAH CRAGG FARMHOUSE, TROUTBECK



BEDROOM 2

**BEDROOM 3 (12' x 9')** UPVC double glazed window to the rear, radiator and exposed beams.



BEDROOM 3

**BEDROOM 4 (9' x 7'3)** UPVC double glazed window to the rear and radiator.

**BATHROOM (8'9 x 7'4)** Three piece suite comprising WC with concealed cistern, vanity unit wash hand basin and bath with overhead concealed shower and shower attachment. Heated towel rail, UPVC double glazed frosted window to the front, fitted storage cupboard with sliding doors housing the hot water tank, fitted shelving, tiled walls and tiled flooring.



BATHROOM

#### 4/ CRAGSIDE COTTAGE, GREENAH CRAGG FARMHOUSE, TROUTBECK

##### **FIRST FLOOR**

**OPEN PLAN LIVING/DINING/KITCHEN (36' x 20')** UPVC double glazed windows to the front and rear, UPVC double glazed door to the rear, three radiators, exposed wooden beams and door to shower room.

**DINING KITCHEN AREA** Fitted kitchen incorporating centre island unit, integrated dishwasher, one and a half bowl sink unit with mixer tap, electric oven and grill with four ring electric hob and extractor hood above, wood effect laminate flooring and exposed brick walls.



OPEN PLAN LIVING/DINING/KITCHEN

**SHOWER ROOM (7'6 x 6'8)** Three piece suite comprising WC, vanity unit wash hand basin and walk-in shower. Heated towel rail, UPVC double glazed frosted window to the front and wood effect laminate flooring.



SHOWER ROOM

## 5/ CRAGSIDE COTTAGE, GREENAH CRAGG FARMHOUSE, TROUTBECK

**OUTSIDE** The property is situated in a courtyard with views to the rear towards the neighbouring woodland.



ACCESS & VIEW

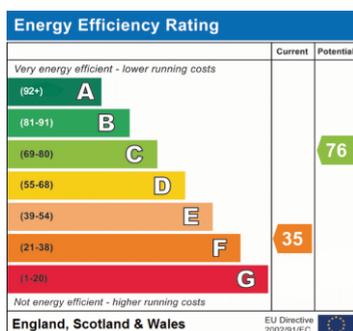


REAR OF THE PROPERTY

**PLEASE NOTE** – The current owners take a shared responsibility for the track leading up to the property. As the majority of the wear and tear is from the farms, they contribute a smaller amount on an ad hoc basis which is usually around £1,500 every 5 years or so as a rough estimate.

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** To be confirmed by the vendor.



**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.