

Cumbrian Properties

Netherdene, Troutbeck, Penrith



Price Region £680,000

EPC-C

Country House B&B | 4 double bedroom detached annexe
2 receptions | 7 en-suite bedrooms | Hot tub shack & shepherd's hut
Stunning views | Sought after Lake District location

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Situated in the hidden gem of Troutbeck, Netherdene is an established, Country House Bed & Breakfast that has been operating for over 15 years and is easily accessible just off the A66 in the Lake District Park. The double glazed and oil central heated accommodation briefly comprises entrance porch, entrance hall, guest lounge and dining area with garden views, inner hall with storage area, bathroom, dining kitchen/lounge, boot room and guest bedroom 1. To the first floor there are a further six guest bedrooms – all benefiting from en-suite facilities. Accessed from the side of the property is a guest laundry/utility room and to the rear of the property is a detached four bedroom annexe, “The Den”, which briefly comprises entrance hall, three ground floor double bedrooms, three piece bathroom and fitted storage. To the first floor there is a spacious landing area and a double bedroom with Velux windows and fitted storage. The property also benefits from a purpose-built shepherd’s hut (subject to planning permission), hot tub shack, lawned garden and gated gravelled driveway. Netherdene is presently ran by the current owners who have created a great work/life balance whilst raising their children and this opportunity would be ideal for those looking to be the owner of a well-established bed & breakfast in the beautiful setting of the Lake District National Park.

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

Front door into entrance porch.

ENTRANCE PORCH (7’5 x 6’) UPVC double glazed window to the side, wood effect laminate flooring and doors to the entrance hall.

ENTRANCE HALL Staircase to the first floor, doors to lounge and bedroom 1.

BEDROOM 1 (12’9 x 12’3) UPVC double glazed window to the front, radiator, coving and sliding door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM 1 (7’3 x 4’4) Three piece suite comprising WC, wash hand basin and walk-in shower unit with electric shower. UPVC double glazed frosted window to the side, fully tiled walls and wood effect laminate flooring.

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BEDROOM 1 EN-SUITE

GUEST LOUNGE (14' x 11'4) UPVC double glazed window to the front, radiator, fireplace housing a stove, archway to the dining room and access to the inner hall.



GUEST LOUNGE

GUEST DINING ROOM (19'8 x 13'4) UPVC double glazed windows to the front, side and rear. Electric radiator, wood effect laminate flooring with underfloor heating, and UPVC double glazed door to the rear.



GUEST DINING ROOM

INNER HALL (9'6 x 7'3) Fitted wardrobes, wood effect laminate flooring, electric consumer unit, doors to dining kitchen and bathroom.

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BATHROOM (9'5 x 7'4) Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Heated towel rail, tiled flooring and UPVC double glazed frosted window to the rear.



BATHROOM

DINING KITCHEN/LOUNGE (21'5 x 14'8) Fitted kitchen incorporating twin sink units with mixer tap and tiled splashbacks, Aga, eye-level oven and grill, plumbing for dishwasher, tiled flooring, UPVC double glazed window to the side, radiator, pantry and door to the boot room.



DINING KITCHEN/LOUNGE

PANTRY (7'5 x 4'7) UPVC double glazed frosted window to the rear, shelving, oil boiler and hot water tank.

BOOT ROOM (5'5 x 4') Double glazed aluminium door to the rear and tiled flooring.

FIRST FLOOR

SPLIT LEVEL LANDING Velux windows to both sides and doors to six bedrooms.

BEDROOM 2 (14' x 12'6) UPVC double glazed window to the front, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM 2 (6'7 x 4') Three piece suite comprising WC, wash hand basin and walk-in shower unit with electric shower. Heated towel rail and wood effect laminate flooring.

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BEDROOM 2

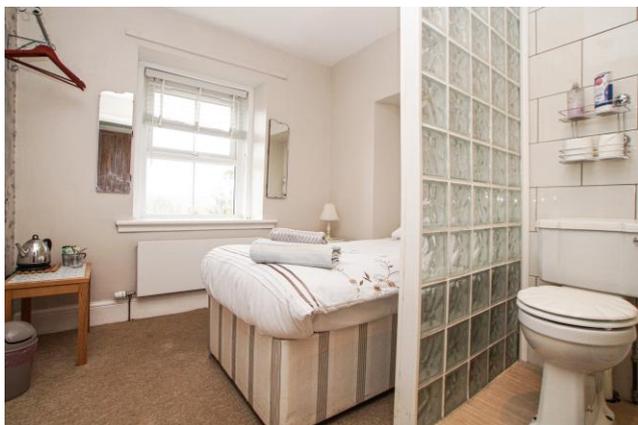
BEDROOM 3 (14' x 11') UPVC double glazed window to the front, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM 3 (5'5 x 4'3) Three piece suite comprising WC, wash hand basin and walk-in shower unit with electric shower. Tiled flooring and heated towel rail.



BEDROOM 3

BEDROOM 4 (11'4 x 9'7) UPVC double glazed window to the side, radiator and en-suite shower area comprising WC, wash hand basin and walk-in shower.



BEDROOM 4

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BEDROOM 5 (10'7 x 9'5) UPVC double glazed window to the side, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM 5 (6'3 x 6') Three piece suite comprising WC, wash hand basin and walk-in shower unit. UPVC double glazed frosted window to the side and tiled flooring.



BEDROOM 5

BEDROOM 6 (15'9 x 9'3) UPVC double glazed window to the side, radiator, doors to en-suite cloakroom and separate shower room.

EN-SUITE CLOAKROOM (5'4 x 2'6) Two piece suite comprising WC and wash hand basin. Tile effect laminate flooring.

EN-SUITE SHOWER ROOM 6 (5'4 x 2'9) Electric shower.



BEDROOM 6

BEDROOM 7 (12'5 x 9'4) UPVC double glazed window to the rear, radiator, wash hand basin and door to en-suite shower room.

EN-SUITE SHOWER ROOM 7 (5' x 3'7) Two piece suite comprising WC and walk-in shower unit. Tiled flooring.

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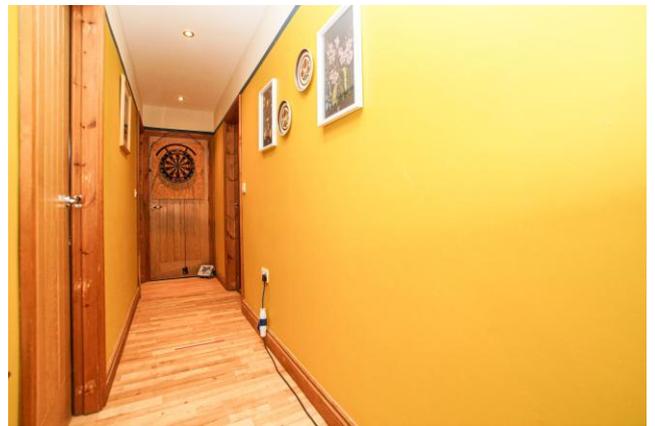
BEDROOM 7

THE DEN To the rear of the property is a purpose-built dwelling called “The Den” which is accessed via a composite stable door into the entrance hall.



THE DEN

ENTRANCE HALL (20' x 19'3) Wood effect laminate flooring, UPVC double glazed windows to the front, radiator, staircase to the first floor, understairs storage cupboard housing the gas boiler, doors to bedrooms and bathroom.



ENTRANCE HALL

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BEDROOM 1 (8'7 x 8') UPVC double glazed window to the side, wood effect laminate flooring and radiator.



BEDROOM 1

BEDROOM 2 (9' x 8'8) UPVC double glazed window to the side, radiator and wood effect laminate flooring.



BEDROOM 2

BEDROOM 3 (8'6 x 8') UPVC double glazed window to the side, radiator and wood effect laminate flooring.



BEDROOM 3

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BATHROOM (8' x 5') Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Radiator, tiled flooring, fully tiled walls and UPVC double glazed frosted window to the side.



BATHROOM

FIRST FLOOR

LANDING (20' x 6'4) Velux windows to the front and rear, UPVC double glazed frosted window to the side and door to the master bedroom.

MASTER BEDROOM (20' x 14'6) Velux windows to the front and rear, two radiators and fitted storage cupboards.



MASTER BEDROOM

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OUTSIDE Stone walled and gated, gravelled driveway to the front and side with raised floral borders housing a variety of trees, flagstone patio, lawn, gravelled borders, greenhouse, timber-built hot tub shack, purpose-built shepherd's hut and access to the guest utility room.



GARDENS



FRONT OF THE PROPERTY

GUEST UTILITY ROOM (16'5 x 5') Plumbing for washing machines, UPVC double glazed windows to the side, tiled flooring and UPVC double glazed door to the rear.

HOT TUB SHACK (23'4 x 13') Timber-built with sliding doors, light, power and hot tub.



HOT TUB SHACK

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SHEPHERD'S HUT (12' x 7') At the bottom of the garden is a purpose-built shepherds hut with block paved seating area, breakfast bar and stools, and views overlooking the neighbouring countryside. The hut is accessed via a UPVC double glazed frosted stable door with UPVC double glazed sash window to the front, UPVC double glazed frosted window to the rear, ceramic sink with mixer tap. From the seating area there is access to the bathroom ((6' x 4'8) comprising WC with integrated sink and mixer tap, and panelled bath with shower above. Shepard's Hut does require planning permission, for further information please speak to one of our staff.



SHEPHERD'S HUT

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

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