

SWALLOWS NEST

£300,000

Troutbeck, Windermere, Lake District National Park, LA23 1PN

An exciting opportunity to build your own detached home in the unspoiled Troutbeck Valley with the most stunning, far reaching views of Lake Windermere and two prominent Lakeland Fells, High Street and Wansfell.

Set within a quiet location in the village of Troutbeck, Swallows Nest is a double garage with planning consent for the demolition of the existing garage and construction of a detached two storey dwelling with a gross internal area of around 120 sq m, subject to a local occupancy restriction.

This exciting opportunity will undoubtedly appeal to developers seeking a unique project or private individuals looking to create a stunning home.





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Enjoying splendid views of prominent Lakeland Fells such as High Street and Wansfell plus some glimpses of Lake Windermere, this is an exciting opportunity to build a detached house and create a unique Lakeland home.

THE PLOT - the plot has consent from the Lake District National Park reference: 7/2020/5295 for a contemporary detached two storey house of around 120 sq m (1,291 sq ft) with space to create an off road parking area and gardens (the curtilage is shown edged red on the site plan). The existing garage was built by the current owners with a view to development in the future, therefore a lot of the basic foundation works have already been done. It is in very good order and it is thought that there is a good supply of local stone and slate for the construction. The proposed accommodation briefly comprises:

Ground floor: entrance vestibule, cloakroom with WC, conservatory, two double bedrooms both with en suite facilities.

First floor: open plan living kitchen with balcony and gallery.

Interested parties should take note of the local occupancy restriction attached to the planning and should ensure that they qualify.

GET CONNECTED - connections of services will be the responsibility of the purchaser. Mains electricity and water are within close proximity to the site. As part of the planning, the drainage is proposed to go to a domestic waste water treatment plant. Purchasers are advised to make their own enquiries to their own satisfaction in this regard.

HOW TO GET THERE - from Windermere follow the A591 towards Ambleside for approximately 0.5 miles. At the roundabout take the third exit onto Patterdale Road (A592). Follow this road north for about 3 miles. After the Queens Head Hotel, turn left onto Townhead Brow and proceed up the road. At the top of the hill turn left and Swallows Nest is down the track on the left hand side. Nearest postcode: LA23 1PN.

VIEWINGS - viewings are strictly by appointment only with the selling agents. All parties must be vigilant when inspecting the site.



Out and about!

Set within the heart of the **Lake District National Park**, Swallows Nest is located in the village of Troutbeck, the perfect base for the outdoor enthusiast with walks, runs and bike rides from your front door. Set off from your doorstep up Wansfell to the west and work your way into Ambleside or head up High Street to the north. Enjoy sailing, canoeing or paddle boarding on Lake Windermere, with Miller Ground on the eastern shore being just 3.6 miles to the south.

Troutbeck has a popular village cafe and shop with the Mortal Man and The Queen's Head Hotel pubs within easy walking distance of Swallows Nest.

Windermere (3.8 miles) is a short drive away and offers a wide selection of independent shops, restaurants, churches and doctors as well as a branch of the popular regional supermarket, Booths.

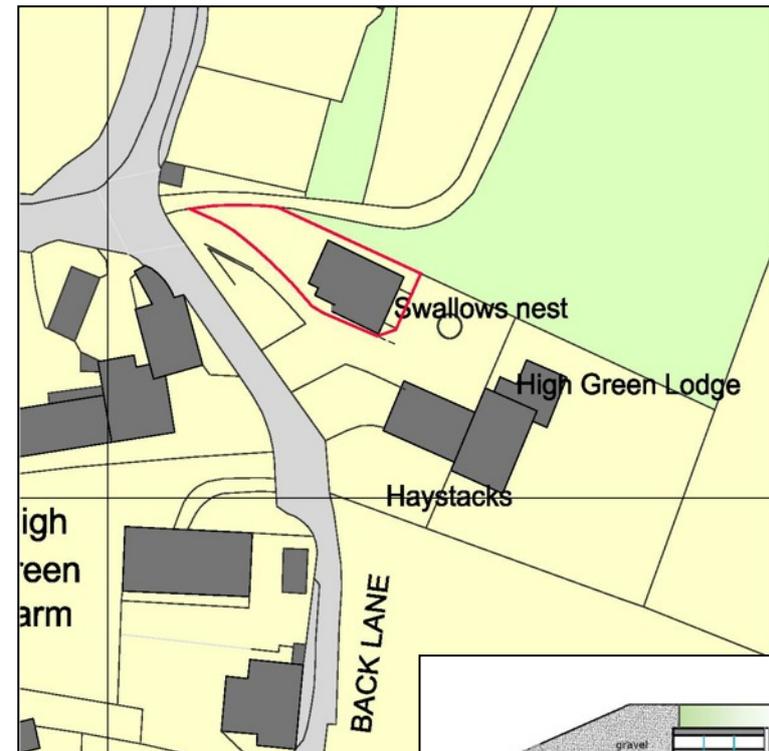
The Lake District's honeypot destination, **Bowness-on-Windermere**, (4.8 miles) sits on the eastern shore of Lake Windermere and provides an array of boating activities with the Windermere Lake Cruise to Ambleside providing a lovely way to explore without using your vehicle.

Known as the Gateway to the Lakes, **Kendal** is approximately 12.5 miles to the south and provides a wider selection of education, employment and recreational facilities.

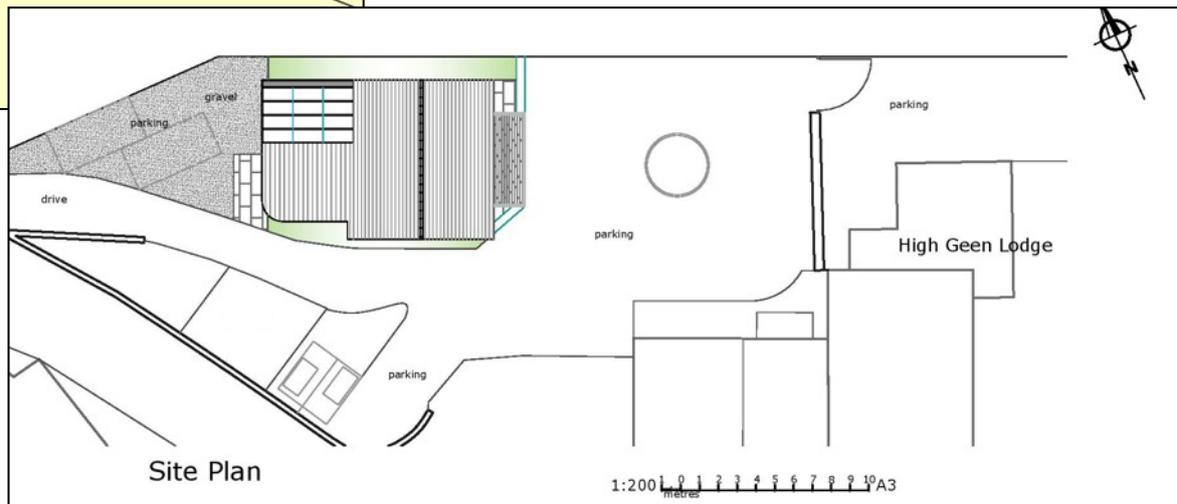
There are primary **schools** in Windermere, Ambleside and Staveley with secondary schools in Windermere and Kendal. Windermere is also home to the well-regarded independent Windermere School.

By car - the A591 provides easy access to the central Lakes. Junction 36 of the M6 Motorway is 19 miles to the south.

By rail - Windermere station (4 miles) provides a regular direct service to Oxenholme (16 miles) which is on the West coast mainline and provides good services to London Euston. In addition, Windermere train station also has a direct service to Manchester and Manchester airport.



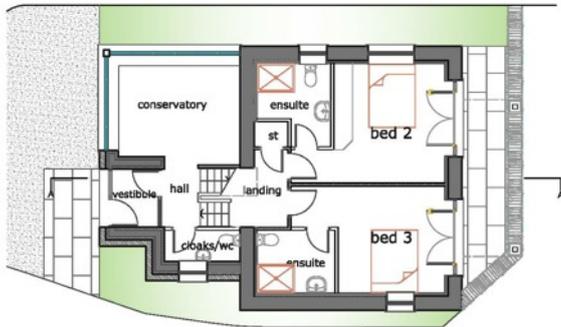
Site plans



Lane House, Kendal Road
 Kirkby Lonsdale
 Carnforth
 Lancashire LA6 2HH

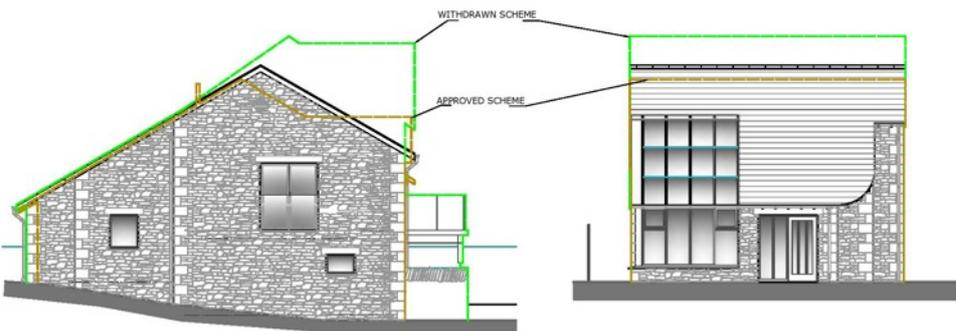
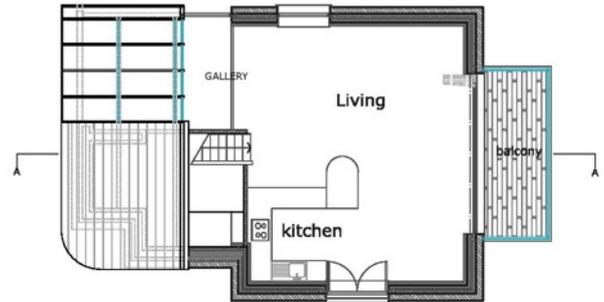
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davis &
 bowring



Proposed ground floor

Proposed first floor



South Elevation

West Elevation



North Elevation



East Elevation



Typical Section

Proposed elevations

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.