

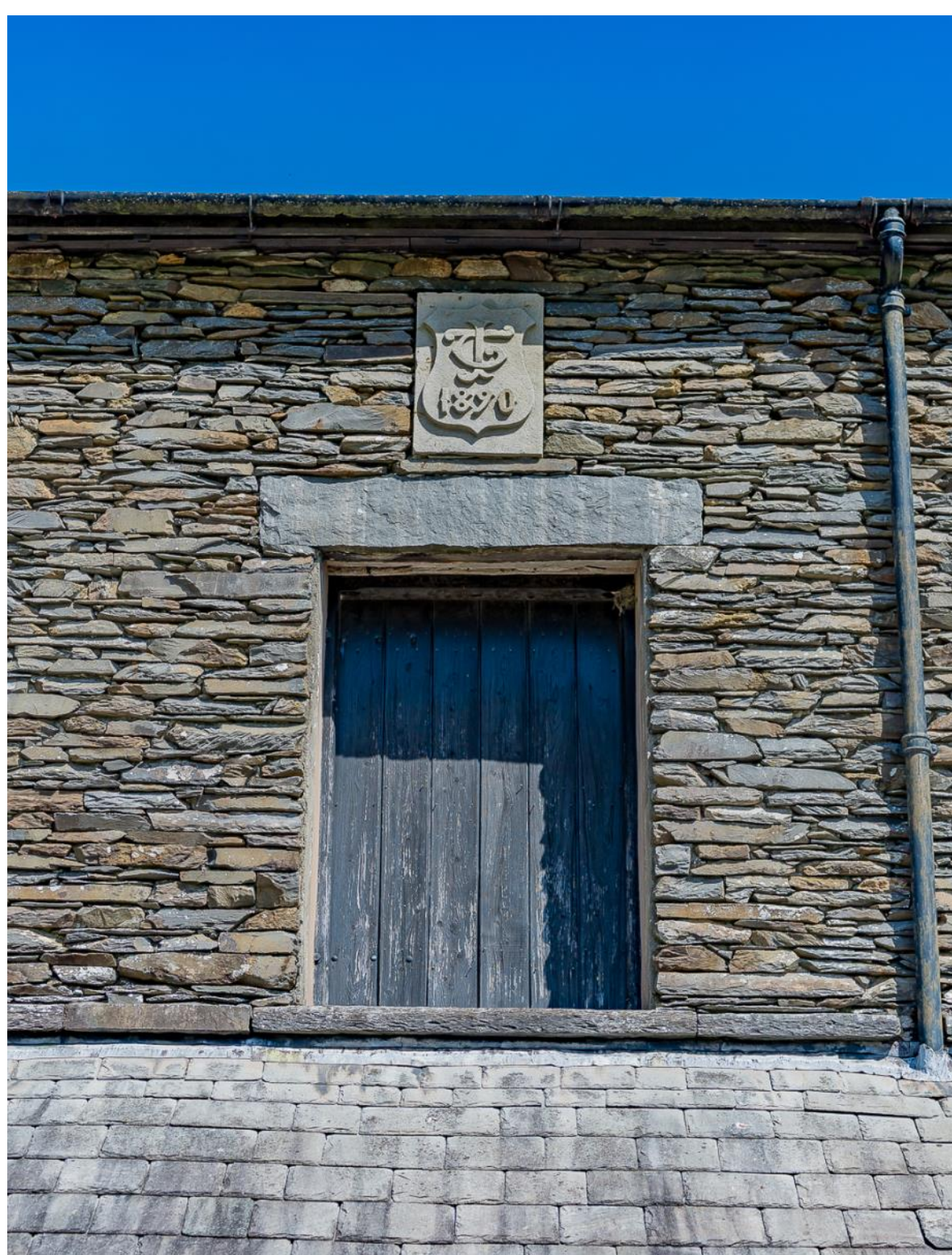


Troutbeck, Windermere, Cumbria LA23 1PL

Offers Over £275,000







Barn at Troutbeck

Windermere

Cumbria

LA23 1PL



0.14 Acres

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- Traditional stone barn dating from circa 1890
 - Site extending to approximately 0.14 acres
 - Positioned within an established residential setting, within the Lake District National Park
 - Excellent potential for alternative uses (subject to appropriate planning consents)



Beckside Barn presents a rare and exciting opportunity to acquire a traditional stone built barn currently used for agricultural purposes, dating back to 1890, offering significant potential for development (subject to the necessary consents).



Nestled in the heart of the Lake District National Park, the village of Troutbeck is one of the area's most picturesque and sought-after locations, set within a valley between Windermere and Ambleside. The village boasts traditional Lakeland stone cottages, is home to the well-regarded Mortal Man Inn and stunning views, along with direct access to some of the Lake District's most popular walking routes, including nearby fells such as Froswick and Troutbeck Tongue.

Despite its peaceful setting, Troutbeck is conveniently located just a short drive from both Windermere (approximately 4 miles to the south) and Ambleside (approximately 4.3 miles to the east), providing a wide range of amenities including independent shops, cafés, restaurants and transport links.



Constructed of local stone beneath a slate roof, the property retains a wealth of character, making it ideally suited for a conversion that blends traditional charm with modern living. The barn is complemented by yard areas to both the front and rear, providing parking, access and outdoor space.

Occupying a site extending to approximately 0.14 acres, the property enjoys a well positioned setting, lying to the north of Scot Beck and surrounded by established residential properties. The barn is situated to the rear of the Mortal Man Inn and benefits from a peaceful yet accessible position.

This is a unique opportunity for developers, investors or locals to acquire a characterful period barn with excellent scope for conversion in a highly desirable Lake District location.

General Remarks

Services: The property has the benefit of mains electricity and a private water supply.

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces: On site.

Construction Type: Traditional stone under slate.

Restrictive Covenants : None known

Listed building: The property is not listed.

Conservation Area / National Landscapes: The property is located within the Lake District National Park and Troutbeck Conservation Area.

Easement, and Wayleaves or Rights of Way: The land is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. We are aware that the neighbouring property has the benefit of a right of way over the subject property.

Health & Safety: Care should be taken when accessing the site. Amitstead Barnett accept no responsibility for any loss or damage caused when viewing the barn. Please do not:

- Climb gates, fences or any other ancillary equipment
- No children allowed on site.

Footpaths / Bridleways : None insofar as we are aware.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencies website the property sits in flood zone 2.

Unimplemented Planning Consents : None insofar as we are aware.

Planning Consents affecting the property : None insofar as we are aware. Any planning enquiries are to be made directly to the local planning authority.

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Westmorland and Furness Council.
Lake District National Park Planning Authority 01539 724555

Council Tax: N/A

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Grace Allan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [//route.seriouslyswims](https://www.what3words.com/route/seriouslyswims)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

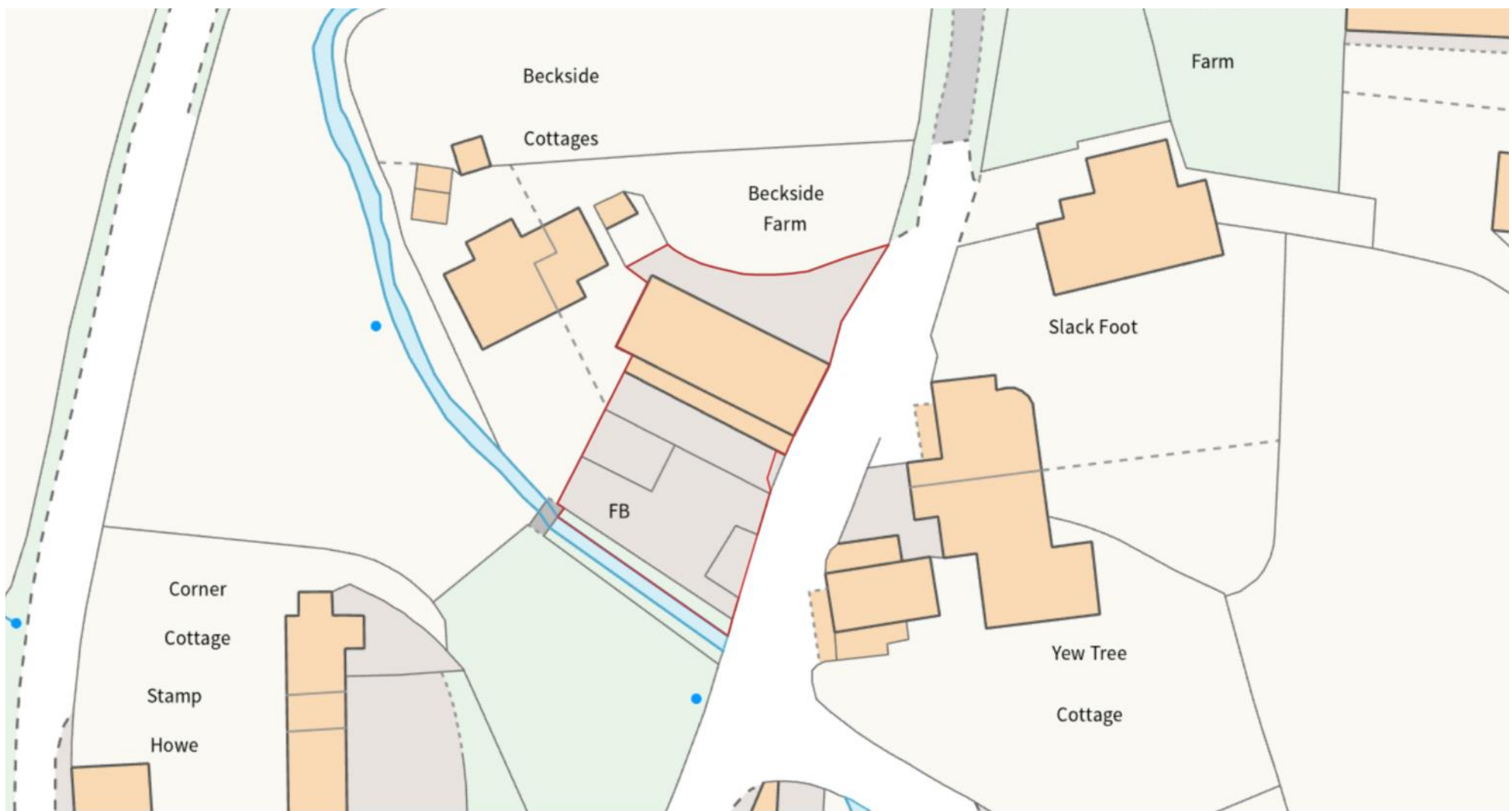
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

PHOTOS TAKEN APRIL 2026





10 m
Scale 1:500 (at A4)



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



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