



Eden Estate Agents



Red Syke, Troutbeck, Penrith, Cumbria CA11 0ST

The Lake District National Park

Guide Price £599,000

No Upward Chain

## Red Syke, Troutbeck

What a desirable combination - an attached three bedroom country home with integral two bedroom cottage, surrounded by the stunning scenery of the Lake District National Park and with around an acre of paddock, plus stabling. This property can be used in its current format – with income from an established and successful holiday letting – or could be configured as one larger five bedroom family property.

The location is superb, lying conveniently between Keswick and Penrith and with easy access onto the A66 east-west route and thence the M6 north-south and the main west coast railway at Penrith station.

The house has a kitchen with one of the best 'washing-up' views around and an adjoining utility room, including cloaks and downstairs shower room. The large living room has sitting and dining areas and there is a small conservatory on the south west elevation to take advantage of the exceptional view and aspect. Upstairs there are three bedrooms, a large master with fitted wardrobes, a smaller double and a single, served by the goodsized house bathroom which includes a shower.

The cottage has its own front door and is also connected to the house through a door in the hallway. There is a large comfortable sitting room and kitchen, bathroom with shower and two double bedrooms.

The approach to the property along single track road brings you into the glorious surrounding countryside and on entering the grounds there is a circular driveway with a double garage (single door) and parking for several vehicles. There are two connecting paddocks with stabling in one and there are garden areas to front, side and rear.



### Services

Mains water and electricity. Private drainage to septic tank. Oil fired central heating in Red Syke. Independent LPG fired central heating in the cottage. Telephone connected and Broadband available.

### Local Authority

Eden District Council  
Town Hall, Penrith, Cumbria, CA11 7QF.  
Telephone 01768 817817. Website [www.eden.gov.uk](http://www.eden.gov.uk)

### Council Tax

Band F.

### Viewing

Strictly by appointment only with Eden Estate Agents Penrith Office 01768 869000 or email [penrith@edenestateagents.co.uk](mailto:penrith@edenestateagents.co.uk).

### Directions

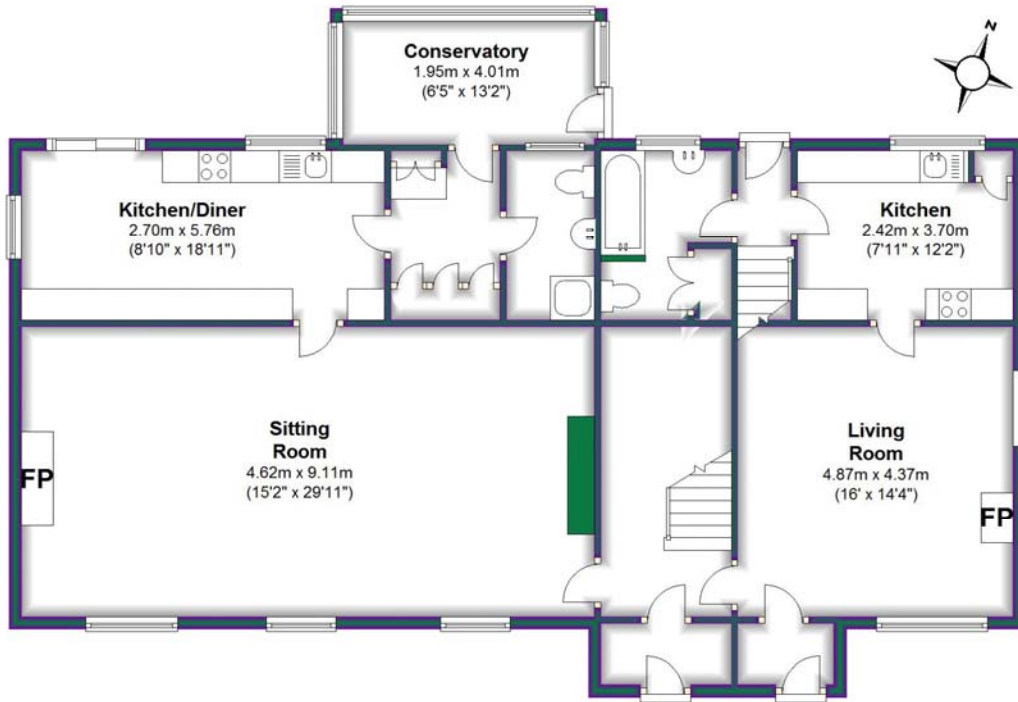
#### Sat Nav: CA11 0ST

Take the A66 west from Penrith and after about 8 miles turn right for Ullswater on the A5091. Go past the Troutbeck Inn and take the first right. Go past Gill Head and follow the road for about 1.5 miles, over the hump backed bridge and after the electricity generating station on the left it is the next property on the right.

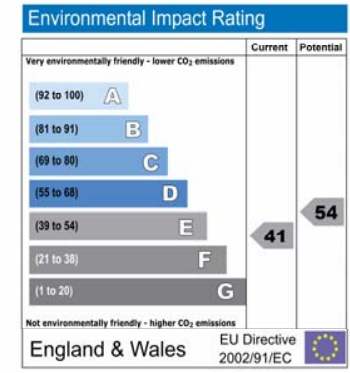
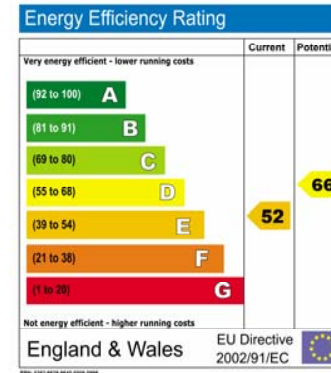


# Floor Plans – Energy and Environmental Ratings

Ground Floor

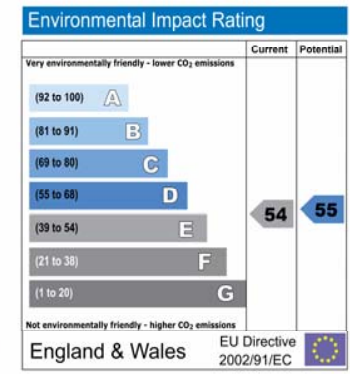
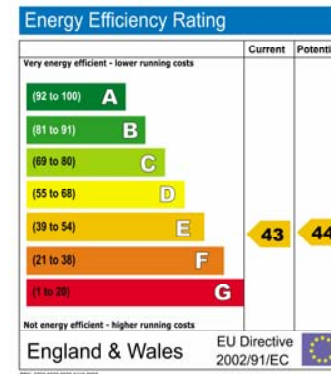
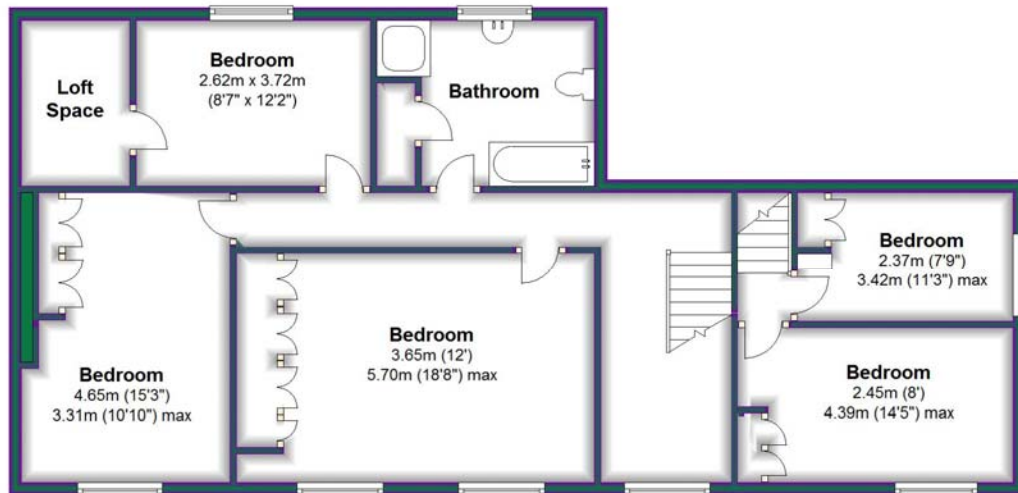


Red Syke



Red Syke Cottage

First Floor







The Approach to Red Syke

Open this QR code with your smart phone to see the full web details of this property.

You can simply download a free QR code reading app from the internet, if you don't have the software.



#### Important Note

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate and are derived from RAC online Route Planner, shortest distance.

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Eden Estate Agents

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#### Free Market Appraisal

If you have a property to sell in our area, we would be pleased to carry out a market valuation for you, without cost or obligation. We can also offer you advice on preparing your property for sale. Ring 01768 869000 and ask for Gillian Charlton.