



SCOTBECK FOLD & BARN
— TROUTBECK —

WELCOME

HOME

Design the life of your dreams, at Scotbeck Fold and Barn, an utterly unique home with history, nestled at the far northerly end of the peaceful village of Troutbeck.

Historically known as 'Clock Cottage', Scotbeck Fold can rightfully claim the distinction of 'picture postcard' cottage, featuring on postcard designs of a traditional Lakeland dwelling in the 1980s.

Tucked away from the tourist trail yet within easy reach of both Ambleside and Windermere, Troutbeck sits amongst the south Lakeland fells, an eye of calm at the centre of the summer storm of walkers, day trippers and holidaymakers frequenting the thriving nearby towns of Bowness, Windermere and Ambleside.

Dating back to 1820, both home and barn have undergone respectful renovations over the years, extending the home and adapting it to create the foundations for modern living whilst retaining its character and personality.

Rewired, re-roofed and restored since 2002, Scotbeck Fold and Barn is a home that truly flourishes from being lived in and loved.



GRAND ENTRANCE

Pull up onto the private, gated courtyard, where there is ample parking for four cars, with additional space for a further four cars on the hardstanding in front of the main barn doors.

Powered glass to the front entrance negates the need for blinds, delivering light through with the option to tint in the evening, providing opacity and privacy. Broad and bright, the entrance hall provides a tantalising glimpse of the areas and rooms to explore at Scotbeck Fold. Part of the renovation works, this new atrium was developed alongside relocating the stairs from their original position, improving the layout and flow of the home and bringing it up to date with 21st century family living.





“I wanted to make the most of the height in the sitting room; you could say the Neville Johnson bookcase with ladder was a childhood dream.”

Step up to the glass doors ahead, leaving the tiles of the entrance hall behind for the cushioned spring of carpet, emerging in the sunny, south-facing sitting room. Ahead, a wall of windows draws light indoors, whilst framing views out to the verdant garden, dappled with pretty planting.

Above, the full height of the room is revealed, lined with gnarled beams, a reminder of the era of the home. A spacious, airy, and yet embracing sitting room, there is ample room for sofas and other furniture.

A log burner offers warmth and welcome in wintertime, yet it is the custom-built Neville Johnson display library unit that provides the wow factor, fitted to the gable wall. Representing the ultimate ‘life goal’ for any bibliophile, the library even contains its own moveable ladder to access the highest books.

As sunlight floods in through the windows, allow the temptation of the outdoors to triumph, stepping out through French doors to the patio beyond and bask in the rays with a favourite book.

CULINARY CLASSIC

Also connecting to the sitting room is the Atlantis kitchen, added in 2012 and featuring custom fitted Jo Vincent glass splash-back behind the programmable four-oven AIMS electric Aga which can be set remotely – ideal when spending time away from Scotbeck Fold. Duck egg tones retain a country kitchen connection, beneath sleek granite worktops. Additional integrated appliances include a fridge and dishwasher with a freestanding freezer in the handy pantry off the kitchen, set beneath the cold shelf. Dine at the large table, set before a cottage-style window looking out to the garden. There is also access from the kitchen to the loft above, boarded for storage.



VERSATILE SPACES

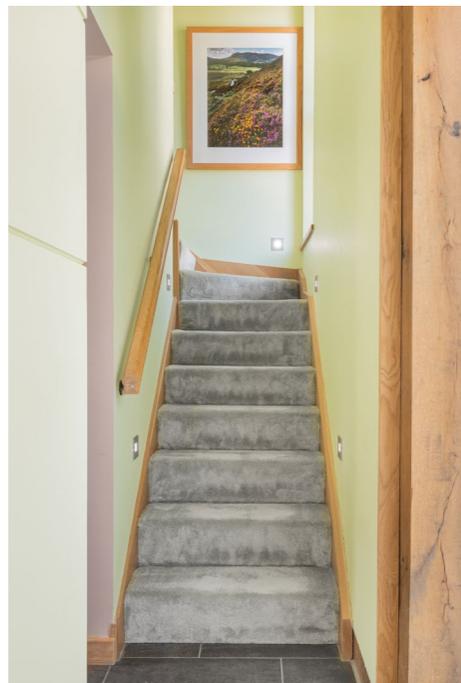
Completing the easy flow of the ground floor, step out into the entrance hall, this time turning right from the front door where two small steps lead down into a snug lounge, currently serving as a music room and accommodating a piano. Carpeted underfoot, glass doors draw light through from the study beyond.

Room leads onto room, with glass doors opening to the study beyond, a room with a burrow-like cosiness to it, it is part of the original cottage area of the home. Recently refitted in 2021, Neville Johnson returned to create bespoke desk spaces for two people to work independently of each other, with a shared workspace between the desks. The perfect addition in the modern climate as more of us seek to work from home. Cleverly fitted with its own wood-burning stove, work from home in comfort, whilst sourcing motivation and inspiration from the pretty garden views beyond the window. There is a cloakroom with WC and wash basin close by.



On this level, discover the first of three large double bedrooms, carpeted underfoot, with garden views and a feature fireplace with electric fire. A fitted corner unit is ideal as a dressing table or homework desk, whilst this bedroom also has its own large ensuite, with jacuzzi bath and separate shower, heated towel rail, wash basin with storage and WC.





AND SO TO BED

Take the carpeted stairs up to the first floor, your ascent illuminated by plinth lighting. Along the landing, turn right to arrive at the bedroom currently serving as the master suite. Lemon yellow adds cheer to the walls, balanced by grey carpet underfoot. A bank of six solid wood wardrobes provides plenty of storage. A double-glazed sash window frames views looking down the valley taking in the outlines of Garburn Pass, Ill Bell and along to High Street. Refresh in the ensuite, furnished with a large walk-in shower, wash basin, WC and fitted storage, all illuminated by natural light courtesy of a large Velux.

Continue to the second bedroom where carpet extends underfoot and seashore shades of blue reflect the clear skies framed through the sash window, where glimpses of Lake Windermere and Wansfell can be enjoyed.

A comfortable double bedroom, next door is the spacious family bathroom. With separate bath and shower, wash basin and WC fitted within cabinetry containing storage, tiling extends underfoot and to the walls.



SCOTBECK FOLD

BARN

One of few original bank barns left in Troutbeck, the stone walls of Scotbeck Barn date to 1821. Renovated in 2012 and commended by SLNPA (the barn was noted as an exemplar renovation in the Troutbeck conservation area), both barn and home are rare gems in that they are unlisted – the only stipulation being that both must be sold as one.



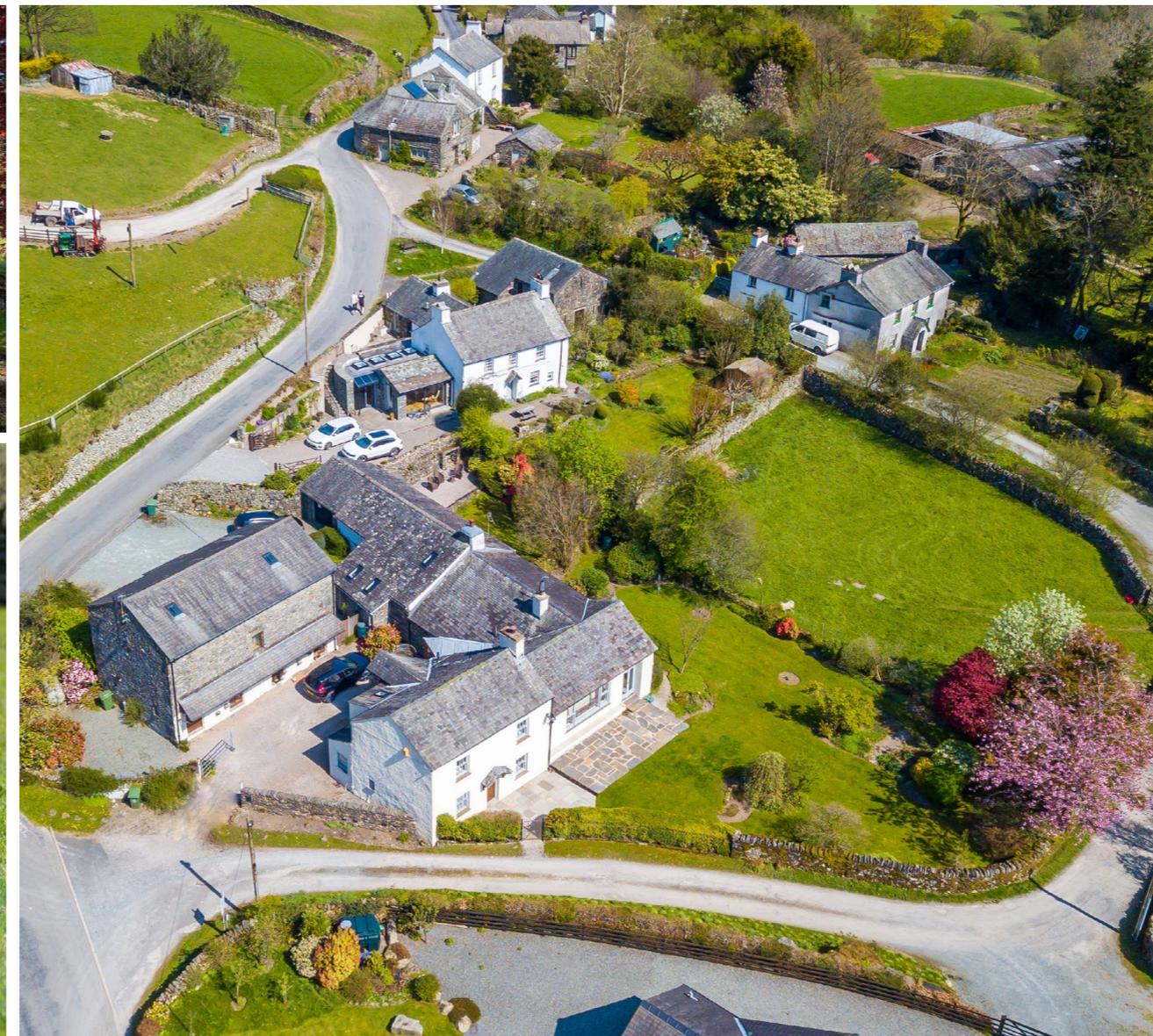
Red earthenware tiles in the entrance hall-boot room reflect warmth, with the same traditional wooden latch doors leading off. Sneak a peek at the storeroom, ideal for accommodating all the outdoor essentials, leading on to a boiler room. Another door leads to a utility room, housing a sink, ample cupboards for storage and plumbing for a washer and dryer. There is also a handy downstairs cloakroom with wash basin and WC.



Take the stairs up to the lounge, fitted with a log-burning stove and carpeted underfoot. High ceilings are adorned with oak beams, for a light, bright and airy feel with a nod to the origins of the building. The stunning oak staircase turns up another level, where, providing potential for further expansion there is provision to create a further mezzanine area above the lounge. Thoughtfully designed, the barn has a hidden fire protection sprinkler system for added safety. Flowing on from the lounge is a kitchen area, tiled underfoot and featuring a gas hob, fridge, sink and breakfast bar.



Upstairs, a shower room and bedroom make the barn ideal as a holiday let, overflow accommodation for guests or space in which to work: Scotbeck Fold is the house that keeps on giving, offering flexibility and versatility.



A WORLD OF COLOUR

One of only a few homes in Troutbeck to enjoy the perks of a flat garden, step out from the lounge through French doors and onto the sunny stone patio which extends outside the kitchen too, offering a choice of seating areas.

Lush, landscaped lawns stretch beyond the patio, brimming with low maintenance shrubs which offer colour throughout the seasons. Views of the rolling fells extend, with sheep dappling the fields opposite.

Private and peaceful, catch the morning sun on the terrace outside the kitchen, enjoying its warmth throughout the day.

Across the road a field, featuring a small stream, could accommodate a pony, or could be maintained as a wildflower field for your personal enjoyment. Consider too the potential for development with the addition of glamping pods or a shepherd's hut.



OUT & ABOUT

Pick up your food shop from Booths in Windermere, or head to Asda, Morrisons or Marks and Spencer in Kendal, only around a 15–20-minute drive away.

Accessibility, poised with tranquility is part of Scotbeck Fold's magic elixir – commute to London from Oxenholme, only 20 minutes' drive from the doorstep. The home is also in the catchment area for schools in both Windermere and Ambleside.

A versatile home offering so much flexibility and character, modern touches make it efficient as a holiday home, whilst its warmth, welcome and accessibility create the perfect opportunity to nurture a family.

A home with chameleon qualities: create the opportunity to live the life you want to lead at Scotbeck Fold.

Only a short walk from Troutbeck's two renowned pubs, the Mortal Man and The Queen's Head, Scotbeck Fold, nestled in the hamlet of High Green is well

placed away from the hustle and bustle but within easy reach of all you could wish for.

An enveloping hamlet made up of permanent residences, there is a homely, village quality to the area. Walks are in abundance, directly from the door. Head up Nanny Lane and onto Wansfell; a spectacular walk whatever the season, strikingly beautiful in a blanket of winter snow or in the fading light of a summer's eve – sit back and look down over Windermere. To the other side, head up Garburn for an alternative view over the valley. Perfect for dog walkers, head up Ill Bell, go for a picnic at Troutbeck Tarn or soak up the view from the summit of Orrest Head.

Head along the lane and turn left, where you can access Windermere, or turn right into Ambleside – both are only ten minutes' away. Enjoy all the benefits and beauty of a conservation village location away from the hustle and bustle.



WHERE DO I GO WHEN I NEED:



Milk and bread:
Village shop



A pint:
The Mortal Man



Bus stop:
Down by the Queen's Head
– regular bus services into
Windermere



Brunch:
Wilfs at Staveley, Jetty Museum,
Brockhole



School:
Windermere/Ambleside



A day out in the hills:
The Langdale Valley – going
for a walk then coming home
to sit in front of the fire



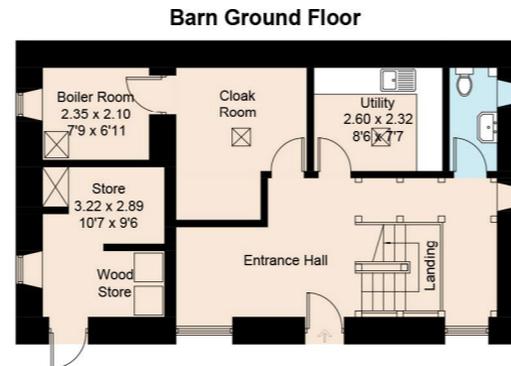
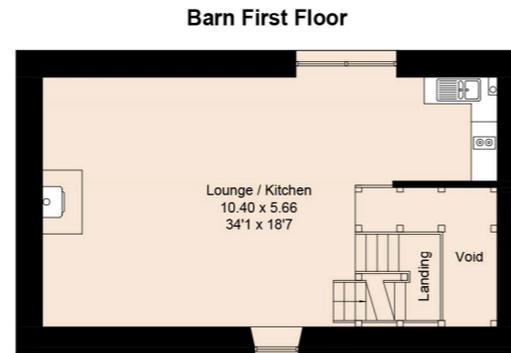
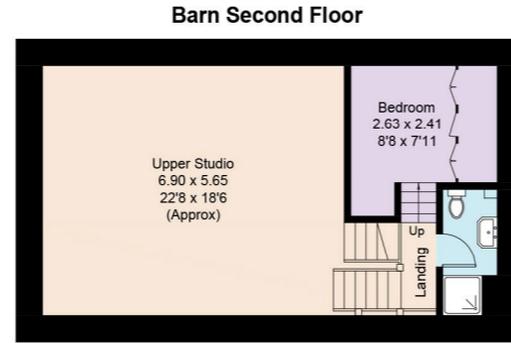
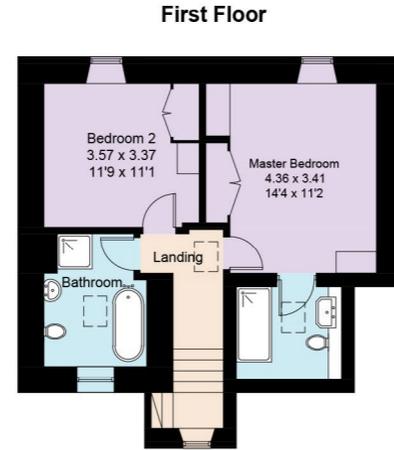
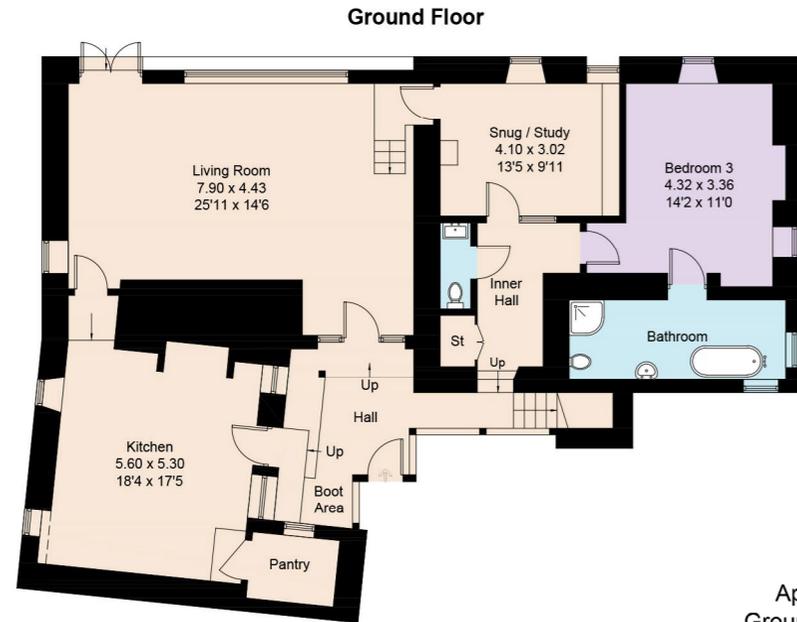
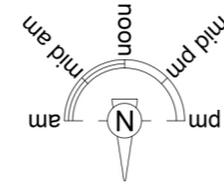
Top quality dinner:
The Brown Horse at Winster



A day out with the children:
Head into the fells with a
packed lunch or head into
Windemere.



Chemist: Ambleside/
Windermere



Approximate Gross Internal Area
 Ground Floor = 148.1 sq m / 1594 sq ft
 First Floor = 49.8 sq m / 536 sq ft
 Barn Ground Floor = 59.7 sq m / 643 sq ft
 Barn First Floor = 53.2 sq m / 573 sq ft
 Barn Second Floor = 58.8 sq m / 633 sq ft
 Total = 369.6 sq m / 3979 sq ft
 (Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID854300)

FINER DETAILS

Home:

- Built circa 1820 – 30
- Bank Barn – one of few original bank barns left in Troutbeck
- 3 bedrooms in the main house and 1 bedroom in the Barn
- Not listed
- Scotbeck Fold: Council tax band - 'G'
- The Barn Council tax band - 'B' (It then receives 50% discount as an annexe)
- Freehold
- The sitting room wall was custom built by Neville Johnson as a display library unit
- Powered glass door to front entrance
- Fully fitted kitchen by Atlantis with custom fitted Jo Vincent glass splashback
- Woodshed integral to barn whilst retaining separate access and storage

Services:

- Mains electricity and water
- LPG central heating
- Shared septic tank
- Good internet speed (17.9 mbps)

Grounds and location:

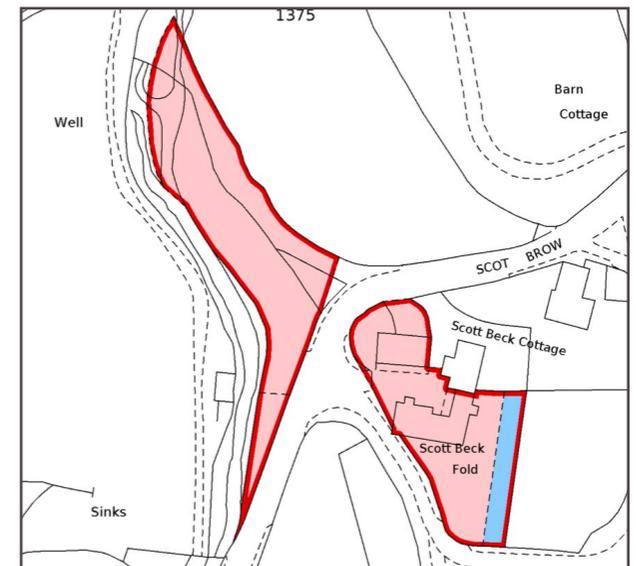
- Parking for up to 4 cars on private driveway and a further 3 – 4 cars in front of the barn doors
- South facing garden and terrace
- Views over Garburn Pass, Ill Bell and along to High Street; Wansfell
- View of Lake Windermere from bedroom windows and barn windows

Local eateries:

- Queens Head – 10-minute walk
- Mortal Man – 5-minute walk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		



Scotbeck Fold and Barn Site Plan

SCOTBECK FOLD & BARN

TROUTBECK

From Windermere, proceed up the A591 to the left turn for Troutbeck; take the left turn, and at triangle at the top by the village café/shop, turn right. Proceed through the village, pass the bottom of Nany Lane to Wansfell and the lane for the Mortal Man Hotel, and Scotbeck Fold is found on the right-hand side at High Green, circa 400 yards on from the turning for the Mortal Man.

 WHAT3WORDS: actual. haggling. pays

ASHDOWN JONES
THE LAKE DISTRICT

To view Scotbeck Fold & Barn
Call: 015394 88811
Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING