

# PFK

## Middleton Place

Patterdale | Penrith



## About the property

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Middleton Place is located in Patterdale, a charming village in the Lake District National Park, renowned for its stunning landscapes of majestic mountains, serene lakes, and verdant valleys. While the property requires renovation, it presents a unique opportunity for cash buyers seeking to create a dream home in this breathtaking location.


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**PFK**





An aerial photograph of a scenic valley. In the foreground, a river flows through lush green fields, bordered by stone walls. A road curves through the lower part of the valley. In the middle ground, a cluster of white buildings is visible. The background features rolling hills and mountains under a cloudy sky. A semi-transparent green box with white text is overlaid on the center of the image.

Surrounded by iconic mountain peaks and ridges which include Helvellyn, Place Fell, and St. Sunday Crag, the area around Middleton Place is a paradise for walkers. With routes ranging from gentle lakeside strolls to more challenging ridge walks, there is something for every level of outdoor enthusiast.

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This charming, period property embodies the rich historical allure of the region. Approached via a sweeping driveway, this detached Lakeland house is nestled within approximately one acre (0.40 ha) of grounds, framed by mature trees that provide both privacy and the feeling of a secluded retreat.

Located near the shores of Ullswater, in the heart of the Lake District National Park, it offers a rare opportunity to experience both tranquility and natural beauty. The property does require refurbishment, and as such, we are inviting cash buyers to contact us for further details and to arrange viewings.

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## Directions

From the M6 at Junction 39, follow the A66 west towards Keswick. At the first roundabout exit second left on to the A592 heading for Ullswater and Pooley Bridge. Upon reaching the lake at Pooley Bridge, continue to the right on the A592 and proceed along this road through Glenridding and continuing into Patterdale. Pass the Patterdale Hotel to your right then the White Lion Inn on your left and immediately before the road bends to the right you turn off to the right up a driveway to the gated entrance for Middleton Place. Please approach slowly and with care as the turn off to the right is just before the bend and traffic is coming in both directions.

What3Words - ///decreased.elbowing.whites

## Services

Mains electricity, water supply, oil heating and septic tank drainage (we understand the septic tank is located in the grounds of the property); Please note: The mention of any appliances/ services within these particulars does not imply that they are in full and efficient working order

### EPC

TBC

### Tenure

TBC


### Council Tax

Band G

## Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

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