

# PFK

## Rumney Mead

Watermillock | Penrith



## Introducing...

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‘A home is not a place...it’s a feeling...’ and what a feeling you get when you visit this most exquisite residence. This acquisition is so much more than the property, it is the lifestyle it offers, it’s the grounds in which it sits, and it is the most incredible outlook of the beautiful Ullswater. This is Rumney Mead.

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CA11 OLP

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## Overview

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- Detached period cottage within extensive grounds
- Incredible views of Ullswater and the Lakeland fells
- Charming accommodation including three reception rooms, three bedrooms, bathroom and bespoke fitted kitchen
  - Large garage with driveway parking
  - Additional, versatile, outhouse
  - Access to Ullswater and private Jetty
- Your opportunity to own a piece of the beautiful Lake District and enjoy a most wonderful lifestyle...











## And there's more...

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Rumney Mead occupies a substantial plot within a most beautiful setting, one which encompasses the nature, serenity and incredible scenery that goes hand in hand with the famous Lake District National Park, quite rightly a UNESCO Heritage Site. Whilst sat within the expansive gardens, the sound of birdsong is ever so evident, illustrating how nature is at one with these established gardens.

The property itself sits proud at the head of the garden with a driveway to one side and pathway and lawn to the side and rear. Gravelled seating areas make the most of the delightful outlook and the lawn, which is extensive, leads you down to the bottom gate where access is provided to a private jetty. As you meander down to the delightful Ullswater there is an array of established trees, shrubs and flowers which provide a pop of colour, complementing the beautiful roses and wisteria which bestow the front of the property.

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Approximate total area<sup>(1)</sup>

1425.59 ft<sup>2</sup>

132.44 m<sup>2</sup>

Reduced headroom

150.19 ft<sup>2</sup>

13.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Directions

What3Words - Parking - fortified.roughest.pacemaker

From the M6 at Junction 39, follow the A66 west towards Keswick. At the first roundabout fork 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. Proceed along this road for approximately a mile and the property is on the left hand side. If you go past Another Place, you have gone to far.

## Services

Mains electricity; private water supply with UV filtration system; septic tank drainage (we understand to be situated in the grounds of the property and serving only Rumney Mead); oil central heating installed; double glazing installed. 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

Freehold

### Council Tax

TBC

## Private Jetty & Right of Access

The jetty is within the property ownership and accessed over a public footpath at the bottom of the garden and steps which take you down to the jetty and lake shore.

Right of access to the lake is not prescriptive. The contract pertains to the location of the jetty itself which is in the title deeds of the property. It was added into the deeds when the previous owner purchased the property around twenty years ago and the current owner has owned the property since 2008. The right to have the jetty in the current location is contracted with the Lake District National Park Authorities. This is a yearly contract which our vendors have had with them for around fourteen years and costs circa £200 per annum. We understand the jetty was built within property permissions and environmental resting requirements.

# 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, Bendles LLP, Scott Duff & Co Property Lawyers/ Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

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