

PFK

Rumney Mead, Watermillock, Penrith, Cumbria CA11 0LP

Offers in Excess of: £1,500,000





LOCATION

Watermillock is located approx. halfway along Ullswater, and adjoins the A592 Penrith to Patterdale Road. It is some three miles from Pooley Bridge, 7 miles from Patterdale and situated within the Lake District National Park - well placed for access to the Northern Fells and the main tourist centres of Windermere and Keswick. There are many recreational opportunities within immediate reach, including fell walking, climbing, boating and sailing. For those wishing to commute the M6 (junction 40) is easily accessible at Penrith (approx. 8 miles) where there is also an excellent range of local amenities - primary and secondary schools, varied shops, supermarkets, banks, castle and park and an excellent choice of sports/leisure facilities. There is also a main line railway station (London can be accessed in less than four hours).

PROPERTY DESCRIPTION

'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 a 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.

Nestled on the outskirts of Watermillock, this 18th Century home sits proud upon extensive grounds which lead down to the access point where you will find your very own jetty. As you take stock of the setting, you cannot help but be charmed by the handsome exterior of the property, one which is further enhanced during the summer months by the stunning wisteria that climbs along the front aspect. When you enter Rumney Mead, there is a continuation of the character you would expect, with a bespoke wooden kitchen, beamed ceilings and latch doors, all whilst enjoying modern conveniences and amenities, including the SMEG range.

The rooms are generous yet cosy, and with windows that enjoy lake and mountain views. Comprising the following accommodation, with ample scope and potential on offer to make this property your own: kitchen, sun room, living room with dining area, sitting room with double doors leading out to the gardens, three bedrooms, bathroom and useful attic space (ideal for storage and with fitted stairs).

Main Description Continued

Externally, a sizeable garage houses a WC and the UV water filtration system, and sits to the front of a wood store and additional outhouse - which could be used for a variety of purposes, previously having been a music room, and currently utilised as a canoe and kayak store. There is an area of hard-standing providing private parking.

The gardens extend around the property with a complementary combination of well placed gravelled seating areas, established trees and shrubs providing a wonderful degree of privacy and a fabulous lawn.

This is a truly exceptional opportunity to acquire a fabulous home and lifestyle dream in such a unique, sought after position and location. An early viewing will be essential.

ACCOMMODATION

Kitchen

4.65m x 2.52m (15' 3" x 8' 3") Accessed via an attractive, bespoke, part glazed, entrance door - this is a room that oozes character, sympathetic to the age of the property, and with the additional advantage of delightful lake views. Vaulted ceiling and beamed lintels, and bespoke, solid wood kitchen incorporating range of base cupboards, and open plate storage and shelving, complemented by solid wood worktop incorporating sunken Belfast sink and freestanding, solid wood unit with Lakeland slate top. A beautiful SMEG electric range cooker with induction hob sits proud and there is space for a dishwasher and under counter fridge freezer. Tiled floor, door to useful pantry space, wooden latched door to the living room and opening through to:-

Sunroom

2.41m x 1.61m (7' 11" x 5' 3") A lovely space to enjoy both lake and garden views. Low level walling complemented by a natural stone sill, double glazed windows, radiator and tiled floor.

Living Room

5.94m x 3.28m (19' 6" x 10' 9") A beautiful, characterful, triple aspect, room enjoying incredible views and providing generous space to accommodate both living and dining furniture. Beamed lintels, shelved alcove, feature recesses, hardwood flooring and a beautiful Lakeland slate fireplace housing a wood burning stove. A latch door leads to:-

Sitting Room

3.31m x 6.05m (10' 10" x 19' 10") With wooden flooring and triple aspect windows, this generously proportioned yet cosy room features enviable views, exposed stonework, rear aspect window seat and bespoke, wooden patio doors leading out to the gardens. Wooden, hand crafted stairs provide access to first floor accommodation (these are quite shallow in breadth).

FIRST FLOOR

Landing

Providing access to three bedrooms, family bathroom and with stairs to the attic space. Useful under stair storage cupboard.

Family Bathroom

1.69m x 2.28m (5' 7" x 7' 6") Fully tiled bathroom fitted with three piece suite comprising bath with mains plumbed shower over, wash hand basin and WC with cistern above. Window to front aspect, heated towel rail and vinyl flooring.

Principal Bedroom

3.45m x 3.32m (11' 4" x 10' 11") Double bedroom with window to front aspect offering incredible views. Exposed beams, spotlighting, radiator and carpeting.

Bedroom 2

2.93m x 3.36m (9' 7" x 11' 0") Front aspect room, currently utilised as a twin bedroom. Exposed beams, feature, decorative wooden wall mouldings, recess, radiator, carpeting and interconnecting door into Bedroom 3.

Bedroom 3

2.32m x 2.95m (7' 7" x 9' 8") Rear aspect bedroom (currently housing bunk beds) with window seat and feature, decorative wooden, wall mouldings.

Note: can be accessed independently or via interconnecting door from Bedroom 2.

Attic

Please note: some restricted head height. Accessed via wooden stairs from the landing area. Lighting, carpeting and under eaves storages cupboards. The water tank is in situ in the attic and there is a door to a further, small room which houses the cylinder for the water system.

EXTERNALLY

Garage & Parking

3.22m x 4.76m (10' 7" x 15' 7") The property is accessed via a private driveway with an area of hard standing to the side of the house providing parking space. A garage is easily accessible from the driveway which is accessed via double, wooden doors and has power, light, electric panel heater, WC, sink, and space/power/plumbing for washing machine, tumble dryer and fridge freezer. The oil tank and UV water filtration system are also in situ.

Outhouse

An outhouse is situated a short distance further along from the garage. This is split into two rooms, one of which is currently used for the storage of kayaks, the other being soundproofed as the previous occupants utilised this as a music studio. There are also electric power points, rendering this space suitable for a variety of purposes.

Garden Grounds

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.

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.

ADDITIONAL INFORMATION

Tenure

Freehold.

Private Water Supply

We understand the property is supplied via a private water supply with UV filtration system and would advise prospective purchaser(s) to satisfy themselves regarding this matter.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

SALE DETAILS

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.

Viewing: Through our Penrith office, 01768 862135.


Directions: What3Words - Parking - fortified.roughest.pacemaker

From the M6 at Junction 39, follow the A66 west towards Keswick. At the first roundabout exit 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 for approximately a mile. The property is on the left hand side - if you go past 'Another Place', you have gone too far!





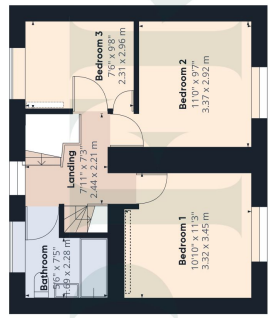
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	



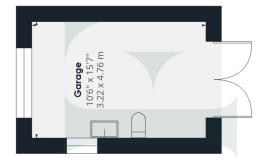
Approximate total area⁰
1425.59 ft²
132.44 m²

Reduced headroom
150.19 ft²
13.95 m²

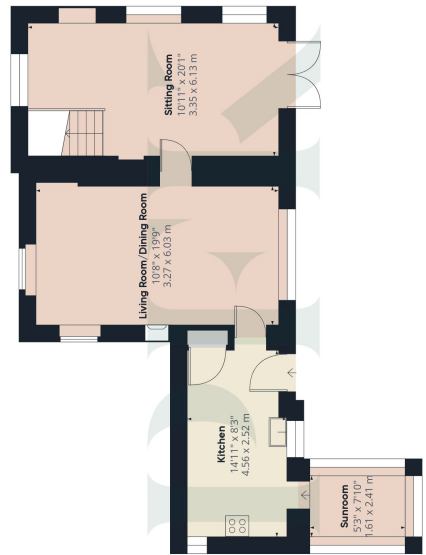
Floor 1 Building 1



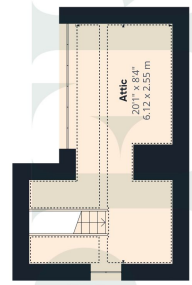
Floor 0 Building 2



Floor 0 Building 1



Floor 2 Building 1



(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan 65 for illustrative purposes only.

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