

# PFK

Middleton Place, Patterdale, Penrith, Cumbria CA11 0NW

Guide Price: £750,000





PIK

## LOCATION

Middleton house is located approximately 9 miles from Pooley Bridge and 1 mile from Glenridding. 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, boating and sailing. For those wishing to commute the M6 (junction 40) is easily accessible at Penrith (approx. 14 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 in Penrith and London can be accessed in less than four hours.

## PROPERTY DESCRIPTION

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.

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.

The nearby Ullswater, the second largest 'Water' in the Lake District, offers a wealth of activities and experiences, from boating to hiking, showcasing the lake's natural beauty and cultural heritage.

The property does require refurbishment, and as such, we are inviting cash buyers to contact us for further details and to arrange viewings.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Approached from the main door to the front of the property and providing radiators, walk in under stair storage cupboard and access to the reception rooms and to the rear hallway.

#### Living Room

3.93m x 4.25m (12' 11" x 13' 11") Situated to the front of the property and enjoying the garden aspect. Sash windows to the front and side elevations with shutter to the front window, feature fireplace, radiator and built in storage cupboard to the chimney recess.

#### Sitting Room/Second Reception Room

4.22m x 5.20m (13' 10" x 17' 1") maximum. With dual aspect windows to the front and side of the property. Feature fireplace, coving and radiator.

#### Dining Kitchen

3.76m x 3.61m (12' 4" x 11' 10") Fitted with a range of wall, drawer and base units with work surface over. Single drainer sink unit and integrated appliances to include: electric hob with extractor over and recessed shelf, and electric double oven. Feature timber mantel and Aga, breakfast bar and built in fridge. Radiator, part wall tiling and sash window.

#### Side Entrance Porch

Providing access into the dining kitchen from the side of the property.

#### Utility Room

2.03m x 2.60m (6' 8" x 8' 6") Situated off the rear hallway. With stone floor, Belfast sink and shelving.

#### Pantry/Store

4.22m x 1.49m (13' 10" x 4' 11") maximum. Situated off the hallway with stone floor, shelving and housing the Gledhill cylinder.

## FIRST FLOOR

### Landing

Sash window enjoying the aspect and views across the garden.

### Bedroom 1

4.25m x 6.14m (13' 11" x 20' 2") Originally two separate bedrooms, this space has been transformed into a generously sized bedroom with dual aspect views to the front and side. It features a charming fireplace, ceiling coving, and is equipped with two radiators.

### Bedroom 2

3.93m x 4.28m (12' 11" x 14' 1") Sash window overlooking the garden and enjoying the view. Coving to the ceiling, radiator, wash hand basin with vanity mirror above and heated towel rail.

### Rear Landing

### Bedroom 3

3.65m x 3.68m (12' 0" x 12' 1") Situated to the rear of the property and providing feature fireplace, radiator and built in furniture to include wardrobes, vanity unit and drawers. Sash window.

### Bathroom

2.46m x 2.7m (8' 1" x 8' 10") Fitted with three piece suite comprising: bath, wash hand basin and WC. Rear aspect window, radiator, part wall tiling and shaver point.

### WC

WC, tiled walls and small window.

## EXTERNALLY

### Driveway, Garage & Parking

Gated sweeping driveway providing access to the main entrance and to the parking area/garage.

### Outhouse/Store

2 outside stores situated near the side entrance porch and behind the garage.

### Garden & Grounds

The idyllic grounds of Middleton Place span approximately one acre (0.4 ha), featuring a mix of mature trees, lush shrubbery, and vibrant flowers. This natural landscape provides excellent privacy, creating a secluded atmosphere where the property feels wonderfully tucked away, as though it stands alone without nearby neighbours. The setting is truly enchanting, with the majestic mountain ranges immediately behind, adding to the sense of tranquility.

## ADDITIONAL INFORMATION

### Personal Interest Declaration

Estate Agency Act 1979. Please be advised the seller is a relative of an employee of PFK corporate.

### Septic Tank

We have been informed that the property has a septic tank and it does NOT comply with current standards and rules introduced on 1st January 2020. Prospective purchaser(s) would be required to install a replacement.

### Tenure & EPC

Tenure - We understand the tenure is Freehold however the property is not currently registered with the Land Registry and the buyer would be responsible to do that.

EPC - TBA

## Referral & 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 : Naphthens 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.

## SALE DETAILS

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

Council Tax: Band G

Viewing: Through our Penrith office, 01768 862135.

Directions: From the M6 at Junction 39, follow the A66 west towards Keswick then, 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, 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



