



Pooley Bridge

Riverbank, Pooley Bridge, Penrith, CA11 0LL

An outstanding modern luxury detached four bedroom house occupying a delightful south facing garden site with extensive frontage to the river Eamont, adjoining Ullswater and within easy walking distance of Pooley Bridge village centre and the Steamer Pier.

Offering immaculately presented and tastefully appointed accommodation, Riverbank offers broad buyer appeal and an extremely rare opportunity to acquire an idyllic haven as a primary or secondary Lakeland home or an investment to develop a lucrative premium quality holiday letting. Direct access to the water can be gained from the garden to facilitate water sports such as swimming, kayaking, paddle boarding and fishing. The sellers particularly enjoy their tranquil waterside setting and regular sightings of local wildlife including deer, otters, red squirrels, wild fowl and numerous other bird species in the gardens and woodland opposite.



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C



Broadband



Off road parking

Offers over £895,000

Quick Overview

Outstanding modern luxury detached house in a stunning setting

Delightful south facing mature garden site with spectacular views

Extensive river Eamont frontage adjoining Lake Ullswater

Short walking distance to Pooley Bridge village centre and Ullswater Steamer Pier

Ground floor double bedroom and three first floor bedrooms

Three bath / shower rooms

Superb open plan living room, dining room and

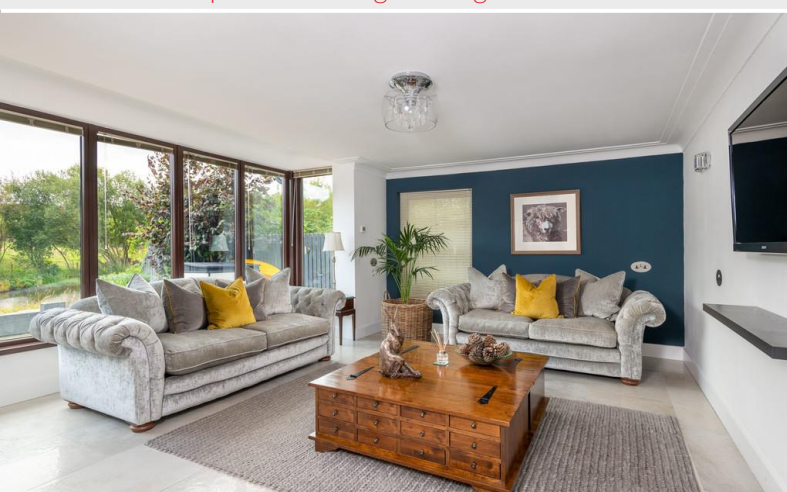
Property Reference: P0129



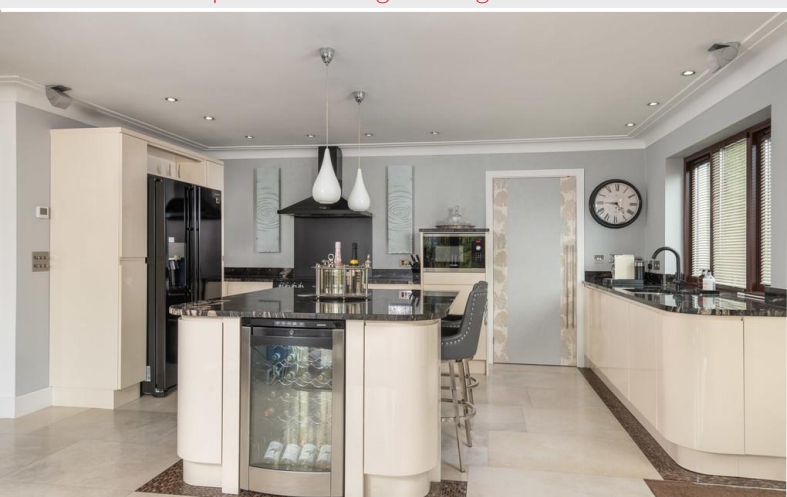
Open Plan Living / Dining / Kitchen



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Accommodation

Ground Floor:

Entrance Hall

With feature staircase, recessed ceiling spotlights, ceramic tiled floor, built in storage cupboard.

Cloakroom

With WC, wash hand basin, recessed ceiling spotlights, ceramic tiled floor.

Open Plan Living Room / Dining Room / Kitchen 41' x 27' 7" (12.5m x 8.41m)

Superb open plan arrangement with a stylish range of fitted base and wall units, island unit with breakfast bar and integrated wine cooler, sink unit with mixer tap, electric stove, canopied extractor unit, Bosch microwave, fridge / freezer and dishwasher, dimmable recessed ceiling spotlights and pendant lighting, ceramic tiled floor, double doors leading to adjoining covered entertaining terrace.

Utility Room 8' 10" x 8' 6" (2.69m x 2.59m)

With fitted base units, sink unit with mixer tap, plumbing for washer / dryer, ceramic tiled floor, built in cupboard accommodating boiler, drying room with fitted cupboards.

Bedroom One 14' 1" x 11' 10" (4.29m x 3.61m)

Double bedroom with tiled floor.

En-suite Wet Room

With walk in shower, WC, wash hand basin, ceramic wall tiling, ceramic tiled floor, heated towel rail, extractor fan.

First Floor:

Landing

With roof window.



Open Plan Living / Dining / Kitchen



Covered Terrace



Master Bedroom Suite



Bedroom One



Bedroom Three



Bedroom Four

Master Bedroom Suite 26' 7" x 15' 9" (8.1m x 4.8m)

Double bedroom with seating area, ceiling spotlights, double doors leading to an external covered balcony with delightful views over River Eamont and Ullswater.

En-suite Bathroom

With WC, wash hand basin, jacuzzi bath, large shower cubicle, ceramic wall tiling, ceramic tiled floor, ceiling spotlights, low level LED lighting, heated towel rail, walk in wardrobe.

Bedroom Three 23' 11" x 17' 1" (7.29m x 5.21m)

Double bedroom with dormer window, roof window, ceiling spotlights.

En-suite Shower Room

With WC, vanity wash hand basin, quadrant shower cubicle, ceramic wall tiling, ceramic tiled floor, heated towel rail, extractor fan.

Bedroom Four 9' 6" x 8' 2" (2.9m x 2.49m)

Currently used as an office with roof window.

Outside:

Extensive block paved front forecourt providing generous on-site parking spaces, dual driveway entrances, gated pedestrian access to rear landscaped garden directly fronting the river Eamont adjoining Ullswater with steps leading into the river providing access for boating etc, range of paved "Al Fresco" dining and entertaining terraces, lawn, external lighting.

Tenure

Freehold.

Council Tax

Band G.

Energy Performance Certificate

The full energy performance certificate is available on our website and also at any of our offices.

Services

Mains water, electricity and drainage. Oil fired underfloor central heating. Solar roof panels installed.

Viewings

By appointment with Hackney & Leigh's Penrith office.

Directions

From Penrith proceed west on the A66 towards Keswick and turn left onto the A592 where sign posted to Stainton and Ullswater. After approximately 3.5 miles turn left at the junction facing Ullswater and Riverbank is situated on the right hand side in the row of properties after the Steamer Pier.

Price

Offers over £895,000 are invited for consideration.



Master Bedroom Suite



Lake View



Garden



Rear Elevation

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



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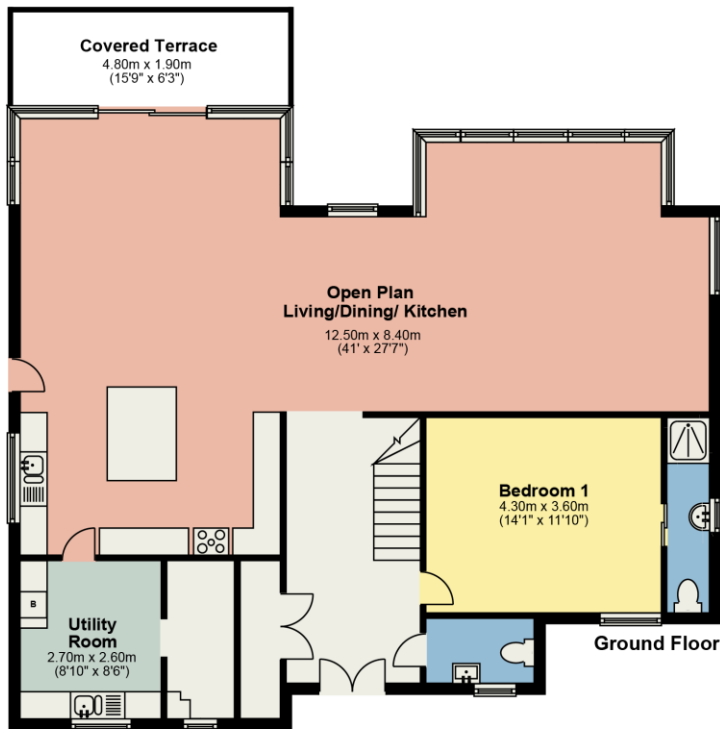
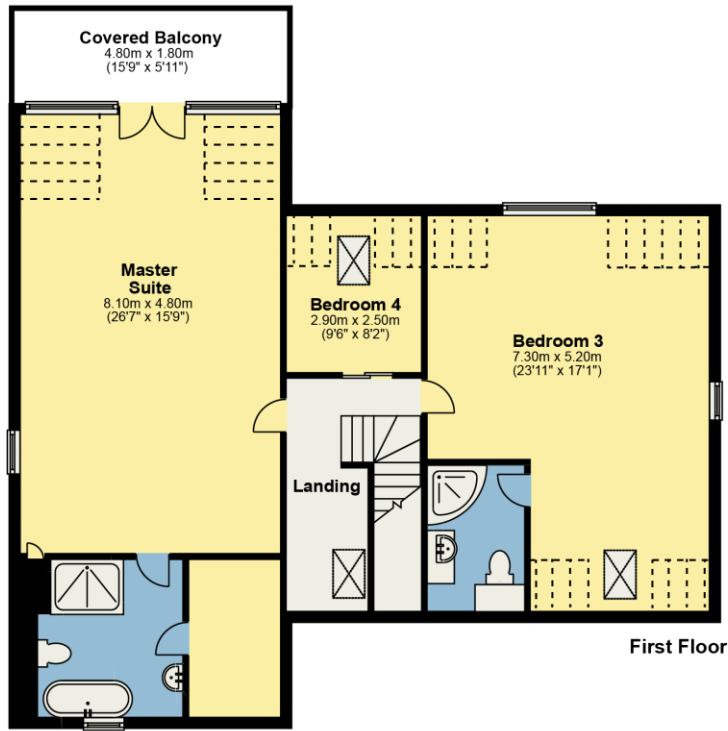


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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Riverbank, Pooley Bridge, CA11 0LL

Restricted Head Height



Total area: approx. 235.7 sq. metres (2537.5 sq. feet)

For illustrative purposes only. Not to scale.

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