





Moss Side and Brookside

Patterdale, Penrith, Cumbria, CA11 0NR

Have you ever imagined what it might be like to live in the beautiful Ullswater Valley? Or even to have a holiday home there? With this wonderful property you have the opportunity to do both if the desire takes you, with the potential to do even more, all in glorious surroundings.

A Grade II listed building, the original detached farm house, Moss Side, is full of character and includes two reception rooms, a kitchen, a large larder and a bathroom on the ground floor, with three bedrooms and shower room above.

The adjoining barn provides a utility, garage and stores on the ground floor and had planning permission to convert to provide a 1 bedroomed holiday let on the upper floor (now lapsed) whilst Brookside is a delightful detached 2 bedroomed holiday let already. All standing in half an acre of delightful gardens and surrounded by stunning scenery.

Quick Overview

3 bedroomed, 2 bathroomed home with large adjoining barn plus a detached 2 bedroomed cottage.

Attached barn has had planning consent in the recent past (now lapsed).

Grade II Listed Building

Magnificent setting with stunning views
Instant fell access between Ullswater and Brotherswater

The barn includes a utility, garage and stores plus a large first floor storage area currently

Beautiful half acre gardens

An attractive and historic property

Plenty of car parking provision

Ultrafast broadband 1000mbps*



Welcome

Anyone who has taken the time to look about them whilst travelling between Brotherswater and Ullswater may have noticed the distinctive “Westmorland Pink” colour washed farmhouse on the western side of the valley, elevated well above and away from the main road in the little hamlet at Deepdale.

Pretty as a picture, this beautiful home is listed as dating from the late 17th century and enjoys panoramic views across the valley to High Street, Brock Crag and Angle Tarn Pikes, with Arnison Crag at the rear, whilst the views from the garden also include Place Fell.

This much loved detached home has been in the same family occupation for generations, including when it was still a working farm with much more land then than is now retained, but it is every bit as welcoming today as it may ever have been.

A superb and rare opportunity, whether you are looking for a superb family home with plenty of space (including for home working), a home with additional income from holiday letting or similar, or a mini portfolio of holiday lets with the potential to add more, or just add more accommodation (subject to consent). Whatever you may ultimately choose to do, Moss Side and Brookside are worth seeing just for the views alone - but once viewed, you will fall in love with this exceptional home. We suggest that you don't miss this one.

Moss Side

The entrance hall has the dining room and beyond that, a kitchen on one side (the latter being an extension from the 1950's) with the sitting room on the other. Behind that is the traditional larder complete with its original cold slabs, a store cupboard and a modern bathroom. The staircase leads up to the landing where three double bedrooms sit alongside a modern shower room. The beautiful gardens are an absolute delight with a small beck tumbling through it and stunning views, as well as instant access onto the fell at the rear.

Dining Room With window seat to enjoy the lovely views. Also having a gas fire and a shelved alcove.

Kitchen Fitted with a range of wall and base units with complementary work surfaces and having a stainless steel sink and drainer with a mixer tap. With downlights, electric cooker point, Dimplex fan heater, electric plinth heater, and plumbing for both a washing machine and a dishwasher.

Sitting Room A welcoming room with window seat to enjoy the lovely views, a multifuel Woodwarm Fox Fire stove, wall light points, wall-mounted cupboard and exposed ceiling beam.

Walk-in Larder With original cold slabs and shelving for storage.

Store Cupboard With wall-mounted unit, light and shelving.

Bathroom Part tiled with a three piece suite comprising a bath with a shower attachment, a pedestal wash hand basin and a WC. Also having a mirrored medicine cabinet, wall light, downlights and shaver point, and benefitting from electric underfloor heating.

First Floor Landing With a window seat to enjoy the views

Bedroom One A double room with a window seat to enjoy the views and having integrated wardrobes, one of which houses the Worcester boiler.

Bedroom Two Currently utilised as an office, this double bedroom includes integrated wardrobes, exposed beam and a window seat.

Bedroom Three Another double room with exposed beam and views to the fells to the rear.

Shower Room Tiled with a three piece suite comprising a glazed shower unit with a Mira shower, a pedestal wash hand basin and a WC. Also having a light with a shaver point, a heated ladder style towel rail/radiator, an integrated linen cupboard, a fan heater and an extractor fan.



Specifications
Dining Room 10' 6" x 9' 0" (3.2m x 2.74m)
Kitchen 10' 3" x 6' 6" (3.12m x 1.98m)
Sitting Room 15' 11" x 13' 10" (4.87m max x 4.23m max)
Walk-in Larder 14' 0" x 4' 3" (4.29m x 1.3m)
Bedroom One 16' 4" x 8' 11" (5m max x 2.74m)
Bedroom Two 11' 1" x 9' 2" (3.39m max x 2.8m)
Bedroom Three 11' 1" x 7' 10" (3.4m x 2.4m)





Adjoining Barn

Specifications

Utility
18' 1" x 9' 9"
(5.51m max x 2.97m max)

Garage
18' 1" x 9' 11" (5.51m x 3.02m)

Log Store
18' 1" x 9' 11" (5.51m x 3.02m)

Store
17' 8" x 12' 9" (5.4m x 3.9m overall)

First Floor

Main Barn
29' 6" x 17' 11" (9m x 5.48m)

Kitchen / Garden Room
13' 1" x 10' 2" (4m x 3.1m)

The adjoining barn adds a further utility room, a garage and substantial stores on the ground floor whilst the first floor of the barn (with ground level access at the rear) provides a further 49 sq M of storage space plus a kitchen and which together once had consent for conversion to provide a self contained 1 bedroomed holiday letting apartment. The original permission was granted under approval 7/00/3003, and was renewed in both 2005 and 2010, but this has now lapsed. The details are available from our Ambleside Office or by visiting The Lake District National Park planning portal(<https://www.lakedistrict.gov.uk/planning>). Given the precedent set by these previous approvals it may be considered likely that such consent would again be granted, should you wish to consider such development, or you may wish to consider looking at simply extending the existing accommodation of Moss Side here, or even including the ground floor in a new cottage design. The first floor portion of the barn has a head height of some 3 M to the two roof truss ties, and 5 M to the ridge, offering great potential to create something really special. Those interested in such options are advised to seek advice from The Lake District National Park planning board.

Kitchen / Garden Room Fitted with wall and base units and having sink and drainer. Also having Dimplex electric storage heater.



Brookside

Just across the lane is Brookside, a delightful little detached holiday let, which has its own private garden (included in the half acre quoted) complete with the prettiest little stone bridge over the small beck which tumbles through and includes a porch, hall, a bay fronted living room (with divine views), a kitchen, two double bedrooms and a bathroom. This cottage stands apart from the main house affording privacy to both and there is plenty of car parking provision for all.

The properties are perfectly placed for instant access to a wide variety of fells and superb walks, including into the high fells which flank the valley, the lake shores and of course a choice selection of local Inns and hostleries.





Brookside



Specifications

Sitting Room
14' 5" x 12' 9"
(4.4m into bay x 3.9m max)

Kitchen
8' 11" x 6' 4" (2.74m x 1.95m)

Bedroom One
14' 7" x 7' 10" (4.45m x 2.4m)

Bedroom Two
10' 3" x 7' 6" (3.14m x 2.3m)

Hallway With access to roof space.

Sitting Room A most welcoming room with stunning views from the bay window across open fields to the surrounding fells. Also having a stone fireplace with Dimplex electric fire and timber mantel with integrated cupboards and shelving.

Kitchen Fitted with a range of wall and base units with complementary work surfaces and having a stainless steel sink and drainer and an integrated four ring ceramic hob set above a Diplomat electric oven with a stainless steel extractor hood above, and also an integrated Diplomat dishwasher.

Bedroom One A dual aspect double room having fantastic views and with integrated wardrobe and airing cupboard housing the hot water cylinder.

Bedroom Two Another double room with fantastic views over the garden to the fells beyond.

Bathroom Tiled with a three piece suite comprising a bath with a Mira shower over, a pedestal wash hand basin and a WC. Also with illuminated mirror with shaver point, a heated ladder style towel rail/radiator and extractor fan.

Gardens

Moss Side Garden Set in a beautiful location, enjoying views to the surrounding fells and providing ample vantage points in which to sit and enjoy a morning coffee, or perhaps a glass of something cool at the end of the day in peace and tranquility. Featuring a delightful little beck winding through and also having outside lights, LPG storage tank and a store with WC (no longer in use). The two gardens (Moss Side and Brookside) combined extend to around half an acre.

Note: A public footpath runs between Moss Side and Brookside

Brookside Garden Enjoying a private garden with stunning views and having a paved patio for enjoying a morning coffee or perhaps a glass of something cold in the afternoon or evening. With a lawn on both sides and featuring a small beck with a pretty little bridge over.





Directions

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Located in the picturesque Deepdale Valley at the southern end of Ullswater, between Hartsop and Patterdale. From Ambleside proceed north east over the Kirkstone Pass, passing Brotherswater on the far side. Pass the right hand turning for Hartsop and continue towards Glenridding. At Deepdale pass the telephone box, over the bridge and then take a sharp left turn and then turn immediately right onto a narrow country lane. At the the top of the lane turn right and the property can be found after a short distance with Moss Side on the left hand side and the car parking and Brookside on the right.

Important Information

Parking There is car parking provision on the gravelled driveway for several cars.

Tenure We believe the properties to be Freehold. NOTE: Moss Side and Brookside are held on two separate titles.

Services Moss Side is connected to mains electricity and has LPG gas fired central heating, private water and drainage to a septic tank.

Brookside is connected to mains electricity and has electric storage heaters, private water and drainage to a separate septic tank.

Note The property is served by two private drainage installations, one to Moss Side and one to Brookside. We suspect that neither may currently comply with the recently upgraded guidelines. An estimate has been obtained for replacing these with two separate systems of approximately £9,000 to £10,000 each. This would mean getting permission to replace the existing septic tank for Brookside which is in the field in front of the property, which is owned by a neighbouring farmer.

It is also estimated that a single treatment plant serving the two properties combined would be just over £12,500 (further details of the quote for this work can be provided upon request).

Moss Side Council Tax Eden District Council - Band F.

Brookside Business Rates The property has a rateable value of £3,150 with £1,571.85 being the amount payable to Eden District Council for 2022/23. Small Business Rate Relief may be available.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

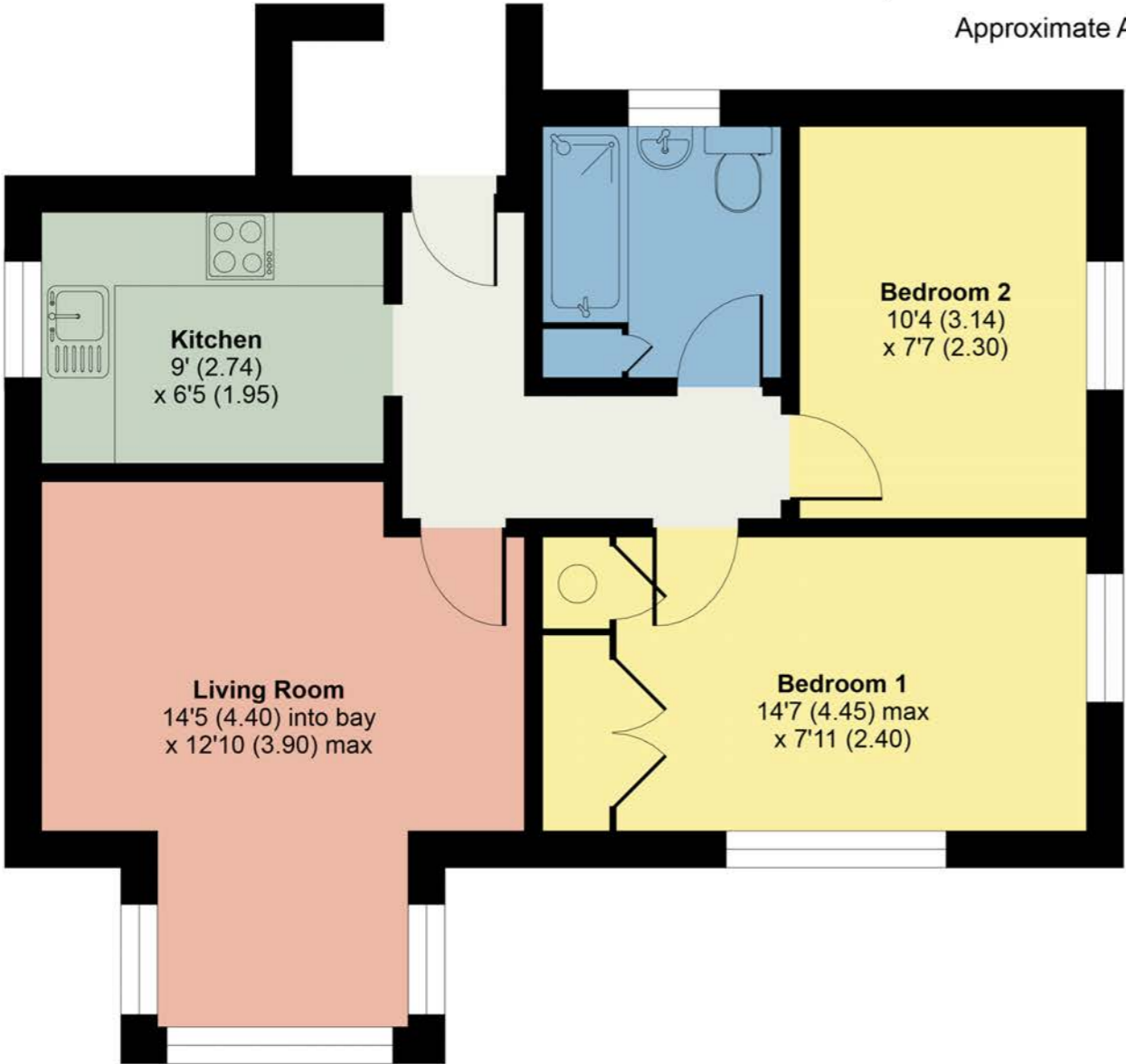
Ideal Holiday Letting Opportunity In the opinion of Lakelovers (<https://www.lakelovers.co.uk>) Good quality holiday lets in the Patterdale area are always much sought after and benefit from excellent year round occupancy and as such Moss Side and Brookside could be easily be brought to the holiday let market and quickly secure strong occupancy rate. When presented, priced and marketed correctly, in the current configuration, we would anticipate Moss Side would generate a gross rental income of £38-42,000 per annum and Brookside £25-30,000 per annum. There is the opportunity to possible grow this further in the future based on possible future developments.

*Broadband checked on <https://checker.ofcom.org/> 3rd March 2023 - not verified.



Brookside, Patterdale, Penrith, CA11

Approximate Area = 551 sq ft / 51.1 sq m
For identification only - Not to scale



GROUND FLOOR



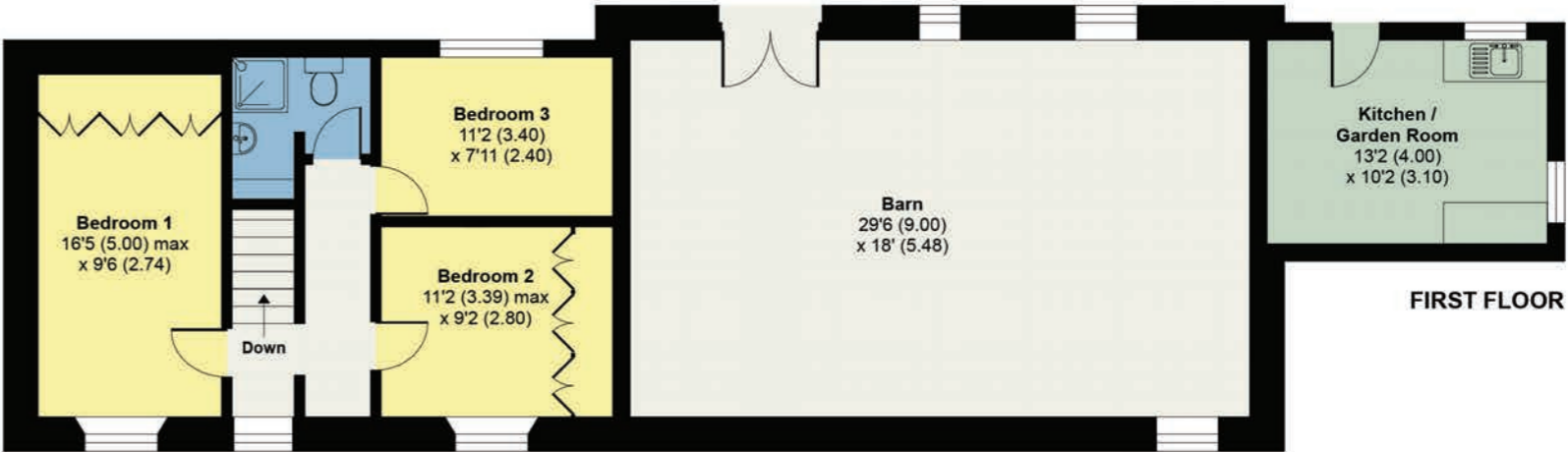
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 956997

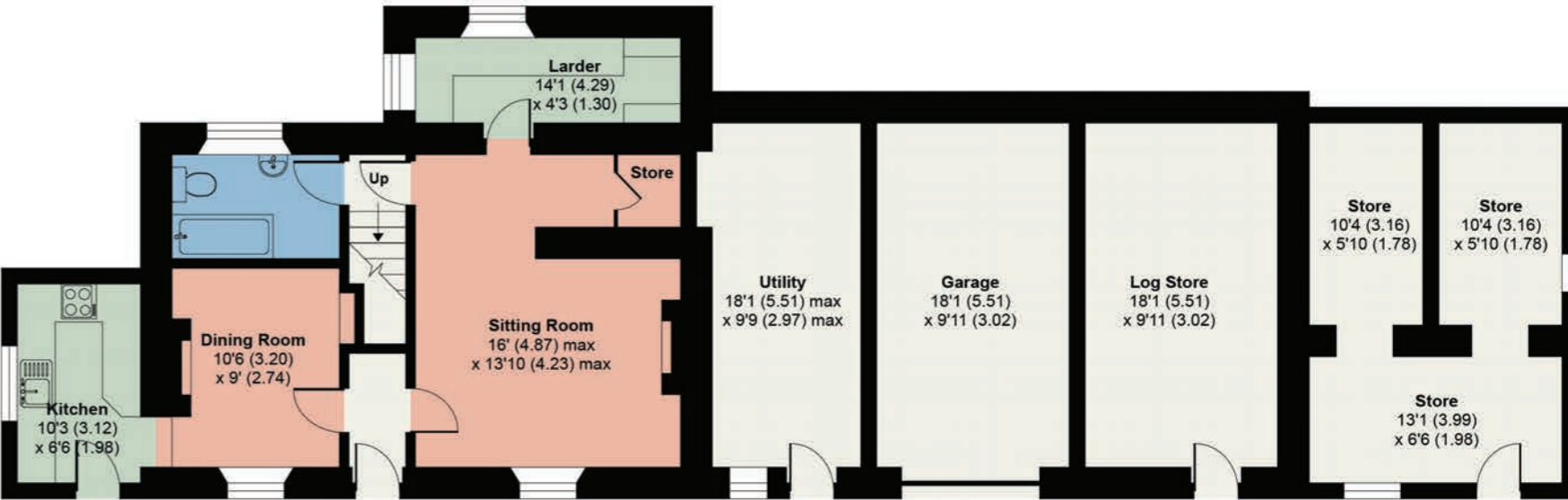


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Approximate Area = 1084 sq ft / 100.7 sq m
Outbuilding(s) = 1255 sq ft / 116.6 sq m
Garage = 184 sq ft / 17.1 sq m
Total = 2523 sq ft / 234.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Ambleside office:

Call us on 015394 32800

amblesidesales@hackney-leigh.co.uk

Rydal Road, Ambleside, Cumbria, LA22 9AW

www.hackney-leigh.co.uk

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