

Oakleigh House

BASSENTHWAITE LAKE | DUBWATH | CUMBRIA



FINEST
PROPERTIES



A remarkable Victorian detached property updated
in exquisite style with sensational views over
Lakeland scenery

Cockermouth 5.3 miles | Keswick 7.8 miles | M6 J40 23.9 miles | Penrith 24.7 miles
Carlisle 25.5 miles | Windermere 29.8 miles





Accommodation in Brief

Ground Floor

Vestibule | Hall | Sitting Room | Drawing Room | Dining Room
Kitchen/Breakfast Room | Utility Room | Cloakroom | WC

First Floor

Two Bedrooms with En-suite Shower Room | Third Bedroom | Bathroom

Second Floor

Two Further Bedrooms | Bathroom

Externally

Gardens | Terrace | Parking





The Property

Oakleigh House is a magnificent detached Victorian property situated in a picturesque hamlet on the edge of Bassenthwaite Lake and within the renowned Lake District National Park. The double fronted property is undergoing sensational renovations and updates to create a remarkable contemporary home with expansive accommodation and luxurious modern touches. This is an incredible opportunity to work with a local developer to complete an exciting project, or to take on the final steps and add a personal touch. In addition to the fabulous main house, there are two building plots positioned on land to the rear which are available by separate negotiation.

Open views to the south take in Sale Fell, whilst stepping into the gardens brings views to Bassenthwaite and Skiddaw in the east. The beautiful external appearance and setting will be matched internally by an elegant mix of traditional features and high quality contemporary fixtures and fittings, all designed for the ultimate in luxury. This includes engineered oak floors, Zehnder designer radiators across the upper floors, antique bronze socket and toggle switch plates and a stunning mix of pendant lighting, Lumi downlights and LED strip lighting. The property benefits from the most modern of features including Cat5 ethernet cabling throughout, ceiling mounted WiFi connection points and underfloor heating to the ground floor and bathrooms, all adding further subtle but essential modern touches.

The entrance vestibule features original decorative Victorian floor tiles with a stained glass panelled inner door leading to the central hall. Two reception rooms sit to the front elevation boasting gorgeous bay windows that frame the delightful views. The dining room adds a third reception with space for more formal entertaining and an open flow through to the sensational kitchen. A striking roof lantern and bi-fold doors bring swathes of natural light, creating a bright, airy and appealing atmosphere. Bespoke cabinetry by Caledonian Kitchens features shaker style units and Silestone worksurfaces with Siemens appliances and a state-of-the-art Bora downdraft extractor. A generous utility room with porcelain tiling provides practicality, and the ground floor is completed by a cloakroom and adjoining WC.

There are three double bedrooms arranged across the first floor, two with well-appointed en-suite shower rooms. The third bedroom is served by the luxurious family bathroom. Stairs continue to the second floor and two further double bedrooms positioned either side of an elegant shower room. All sanitaryware and brassware throughout the bathrooms is by Burlington Bathrooms and BC Design.





Externally

Oakleigh House occupies a wonderful spot within idyllic Dubwath. To the front, an attractive low wall of traditional Lakeland slate surrounds an easily maintained patio garden. This is a charming spot to relax outside and gaze over the unspoiled landscape to Sale Fell. A stone tiled terrace sits to the rear with space for al fresco dining and with lawn garden beyond. There is plenty of parking space for several vehicles to the side and rear of Oakleigh House.



There is planning permission in place for two new bungalows on the land to the rear and details can be provided on request. These properties will be subject to local occupancy requirements and are available by separate negotiation.

Local Information

Oakleigh House is nestled in Dubwath, a small hamlet on the edge of beautiful Bassenthwaite Lake in the Lake District National Park which is a designated UNESCO World Heritage site. The property is within walking distance of Bassenthwaite Sailing Club, the charming Bassenthwaite Lake Station tea room and The Pheasant Inn, a fine traditional pub.

The historic market towns of Cockermouth and Keswick are both easily accessible. Cockermouth offers an abundance of amenities including a wide range of shops, supermarkets, chemists, medical and dental surgeries, sports centre and many restaurants and pubs. Keswick has a thriving community along with a variety of shops, supermarkets, cafes and public houses, together with hotels, banks, garages, library, doctor and dentist surgeries and a market twice a week. Keswick's Theatre by the Lake has a notable professional theatre company.

Both towns have highly rated, successful secondary schools and transport is available from the village. St Bees School is nearby which provides private schooling from primary through to sixth form.

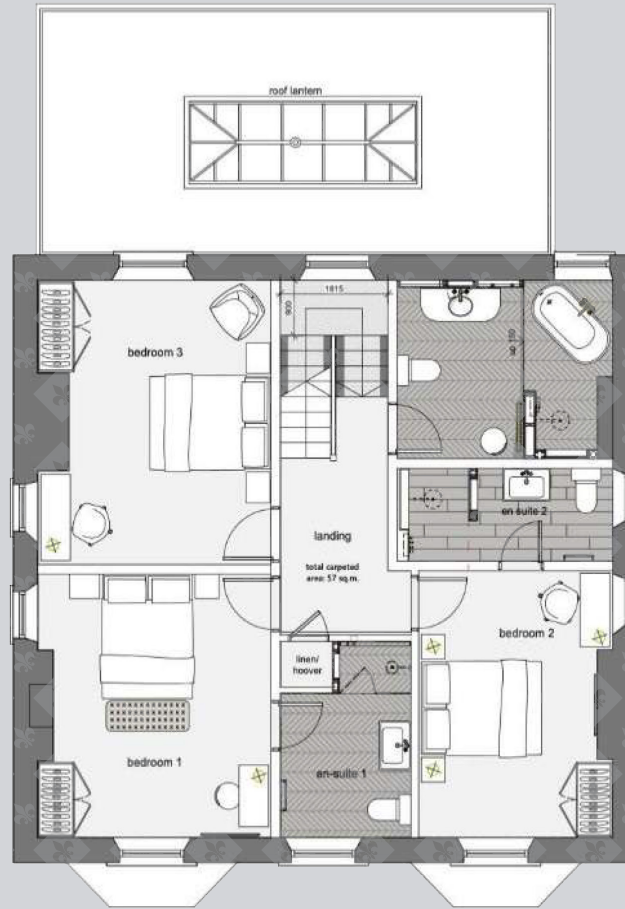
For the commuter the A66 gives easy access to the M6 for onward travel north and south and the West Coast main rail line station is easily reached at Penrith or Carlisle.



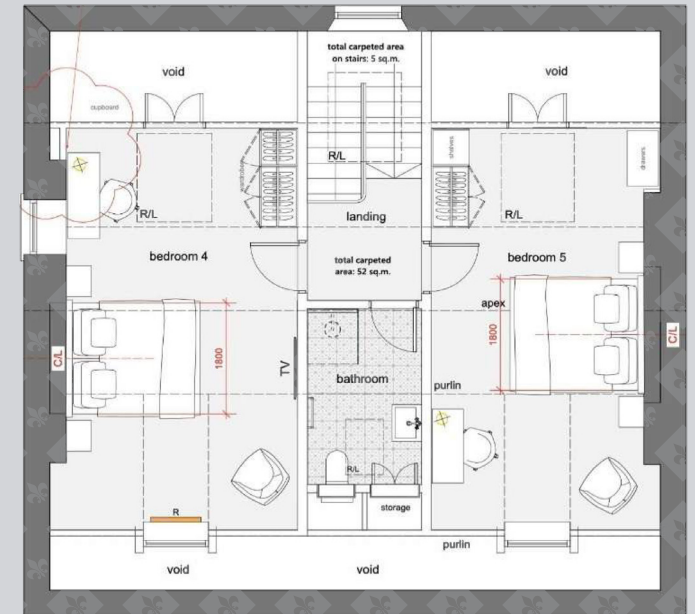
Floor Plans



Ground Floor



First Floor



Second Floor

Directions

From the A66 Keswick roundabout, head west and north on the A66 signposted Cockermouth. After 7.3 miles take the exit on the right onto the B5291 signposted Castle Inn and Dubwath. Follow the road for 0.1 miles as it bears around to the left.

Oakleigh House is on the right-hand side.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. LPG central heating. Underfloor heating to ground floor.

Electric underfloor heating to all bath and shower rooms. Cat5 ethernet cabling throughout.

Postcode

CA13 9YD

Council Tax

Band TBC

EPC

Band TBC

Tenure

Freehold

Viewings Strictly by Appointment

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